

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/33 Park Street, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$720,000

&

\$750,000

Median sale price

Median price

\$711,000

Property Type

Unit

Suburb

Pascoe Vale

Period - From

01/10/2025

to

31/12/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/18 Austin Cr PASCOE VALE 3044	\$750,000	27/01/2026
2	4/79 Kent Rd PASCOE VALE 3044	\$760,000	21/11/2025
3	3/2 View St PASCOE VALE 3044	\$726,000	25/10/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/03/2026 13:26

Matthew McIntosh
03 9403 9300
0457 193 014

matthewmcintosh@jellisrcraig.com.au

Indicative Selling Price

\$720,000 - \$750,000

Median Unit Price

December quarter 2025: \$711,000



2 1 1

Property Type: Townhouse (Res)

Land Size: 141 sqm approx

Agent Comments

Comparable Properties



5/18 Austin Cr PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$750,000

Method: Sold Before Auction

Date: 27/01/2026

Property Type: Townhouse (Res)



4/79 Kent Rd PASCOE VALE 3044 (REI/VG)

Agent Comments

2 2 1

Price: \$760,000

Method: Private Sale

Date: 21/11/2025

Property Type: Townhouse (Res)



3/2 View St PASCOE VALE 3044 (REI/VG)

Agent Comments

2 2 1

Price: \$726,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)

Land Size: 106 sqm approx

Account - Jellis Craig | P: 03 9403 9300