

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

16 Kitchener Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$940,000 & \$1,000,000

Median sale price

Median price \$1,204,000 Property Type House Suburb Pascoe Vale

Period - From 01/01/2025 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	161a Essex St PASCOE VALE 3044	\$1,045,000	04/02/2026
2	22 Harold St GLENROY 3046	\$990,000	03/12/2025
3	46 Leonard Av GLENROY 3046	\$1,040,000	05/09/2025

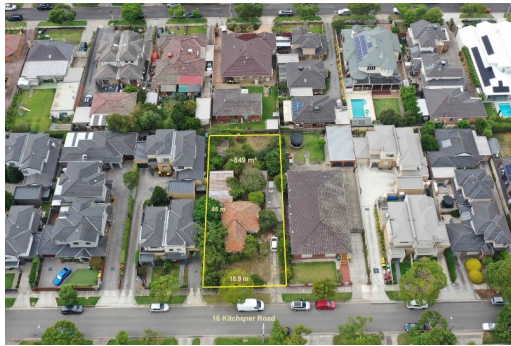
OR

~~**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:

02/03/2026 13:36

16 Kitchener Road, Pascoe Vale Vic 3044



 3  1  1

Rooms: 5
Property Type: House
Land Size: 850 sqm approx
Agent Comments

Indicative Selling Price
\$940,000 - \$1,000,000
Median House Price
Year ending December 2025: \$1,204,000

Comparable Properties



161a Essex St PASCOE VALE 3044 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,045,000
Method: Private Sale
Date: 04/02/2026
Property Type: House
Land Size: 853 sqm approx



22 Harold St GLENROY 3046 (REI)

[Agent Comments](#)

 3  1  2

Price: \$990,000
Method: Private Sale
Date: 03/12/2025
Rooms: 5
Property Type: House (Res)
Land Size: 667 sqm approx

46 Leonard Av GLENROY 3046 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$1,040,000
Method: Private Sale
Date: 05/09/2025
Rooms: 5
Property Type: House (Res)
Land Size: 753 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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