

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

14/19 Langtree Avenue, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$970,000 & \$995,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Pascoe Vale South

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	2b Henley St PASCOE VALE SOUTH 3044	\$1,030,000	07/02/2026
2	3/80 Pardy St PASCOE VALE 3044	\$1,050,000	05/02/2026
3	2/312 Pascoe Vale Rd ESSENDON 3040	\$1,050,000	13/10/2025

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:

02/03/2026 09:38



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$970,000 - \$995,000

Median Unit Price

Year ending December 2025: \$705,000

Comparable Properties



2b Henley St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

 3  2  2

Price: \$1,030,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Townhouse (Res)



3/80 Pardy St PASCOE VALE 3044 (REI)

Agent Comments

 3  2  2

Price: \$1,050,000

Method: Private Sale

Date: 05/02/2026

Rooms: 5

Property Type: Townhouse (Res)



2/312 Pascoe Vale Rd ESSENDON 3040 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,050,000

Method: Private Sale

Date: 13/10/2025

Property Type: Townhouse (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655