

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

3 Cleve Road, Pascoe Vale South Vic 3044

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,252,500

Property Type

House

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	82 Derby St PASCOE VALE 3044	\$1,125,000	16/02/2026
2	161a Essex St PASCOE VALE 3044	\$1,045,000	04/02/2026
3	30 Reynolds Pde PASCOE VALE SOUTH 3044	\$1,131,000	18/10/2025

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:

22/02/2026 09:44



 3  2  2

Property Type: House (Res)

Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

Year ending December 2025: \$1,252,500

Comparable Properties



82 Derby St PASCOE VALE 3044 (REI)

Agent Comments

 4  2  4

Price: \$1,125,000

Method: Private Sale

Date: 16/02/2026

Property Type: House

Land Size: 591 sqm approx



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



30 Reynolds Pde PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,131,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 661 sqm approx

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