

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

1/23 Reynolds Parade, Pascoe Vale South Vic 3044

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$705,000

Property Type

Unit

Suburb

Pascoe Vale South

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	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	3/48 Murray St BRUNSWICK WEST 3055	\$1,040,000	15/12/2025

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:

20/02/2026 10:03

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Indicative Selling Price

\$1,050,000

Median Unit Price

December quarter 2025: \$705,000



3 2 2

Property Type: Townhouse

Agent Comments

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)



3/48 Murray St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

3 2 2

Price: \$1,040,000

Method: Private Sale

Date: 15/12/2025

Rooms: 5

Property Type: Townhouse (Res)

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575