

# 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 40 Henley Street, Pascoe Vale South Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,250,000 & \$2,450,000

### Median sale price

Median price \$1,290,000 Property Type House 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	30 Upland Rd STRATHMORE 3041	\$2,500,000	07/02/2026
2	5 Eric St ESSENDON 3040	\$2,170,000	04/10/2025
3	48 Carrington St PASCOE VALE SOUTH 3044	\$2,375,000	25/09/2025

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.~~

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Christian Lonzi  
8378 0500  
0403 344 279

christianlonzi@jelliscraig.com.au

**Indicative Selling Price**

\$2,250,000 - \$2,450,000

**Median House Price**

December quarter 2025: \$1,290,000



**Property Type:** House (Res)

**Land Size:** 605 sqm approx

**Agent Comments**

Space, style and convenience.

## Comparable Properties



**30 Upland Rd STRATHMORE 3041 (REI)**



**Price:** \$2,500,000

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** House (Res)

**Land Size:** 583 sqm approx

**Agent Comments**

Both properties have superior finishes throughout, showcasing a modern exterior, which is preferred by most. This property has an additional bedroom space. Inferior as smaller land content.



**5 Eric St ESSENDON 3040 (REI)**



**Price:** \$2,170,000

**Method:** Sold Before Auction

**Date:** 04/10/2025

**Property Type:** House (Res)

**Agent Comments**

Properties offers most off street parking opportunities and an additional bathroom zone. Inferior as much smaller land content.



**48 Carrington St PASCOE VALE SOUTH 3044 (REI)**



**Price:** \$2,375,000

**Method:** Private Sale

**Date:** 25/09/2025

**Property Type:** House

**Agent Comments**

Both homes showcase a custom/modern feel throughout, and are in close proximity to local conveniences. Inferior as smaller land content.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555