

# 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 461 Moreland Road, 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)

Single price \$1,020,000

### 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	106 Springhall Pde PASCOE VALE SOUTH 3044	\$1,015,000	17/12/2025
2	229a OHea St PASCOE VALE SOUTH 3044	\$1,098,000	08/11/2025
3	1 Hawthorn St COBURG 3058	\$1,085,000	11/10/2025

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.~~

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**Indicative Selling Price**

\$1,020,000

**Median House Price**

December quarter 2025: \$1,290,000



 3  1  1

**Property Type:** House

**Land Size:** 317sqm sqm approx

Agent Comments

## Comparable Properties



**106 Springhall Pde PASCOE VALE SOUTH 3044 (REI/VG)**

 2  1  3

**Price:** \$1,015,000

**Method:** Private Sale

**Date:** 17/12/2025

**Property Type:** House (Res)

**Land Size:** 394 sqm approx

Agent Comments

This only has 2 bedrooms



**229a OHea St PASCOE VALE SOUTH 3044 (REI/VG)**

 3  1  1

**Price:** \$1,098,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 355 sqm approx

Agent Comments



**1 Hawthorn St COBURG 3058 (REI/VG)**

 3  1  -

**Price:** \$1,085,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** House (Res)

**Land Size:** 377 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100



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