

# 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

13 Yorkshire Street, Pascoe Vale 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

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,175,500

Property Type

House

Suburb

Pascoe Vale

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	28 Rodney Av COBURG NORTH 3058	\$1,200,000	14/02/2026
2	6a Bryan Ct PASCOE VALE 3044	\$1,350,000	14/02/2026
3	1/55 Northumberland Rd PASCOE VALE 3044	\$1,150,000	06/12/2025

**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:

03/03/2026 12:11

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3   2   2

**Property Type:** House (Res)

**Land Size:** 487 sqm approx

**Agent Comments**

Modern 3 bedroom 2 bathroom family home.

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

December quarter 2025: \$1,175,500

## Comparable Properties



**28 Rodney Av COBURG NORTH 3058 (REI)**

3   1   2

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** House (Res)

**Land Size:** 604 sqm approx

**Agent Comments**

Brick home with modern fixtures similar size to 13 Yorkshire Street.



**6a Bryan Ct PASCOE VALE 3044 (REI)**

4   2   2

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** House (Res)

**Agent Comments**

Modern home with similar fit out to 13 Yorkshire, it does have 1 extra bedroom.



**1/55 Northumberland Rd PASCOE VALE 3044 (REI/VG)**

4   1   2

**Price:** \$1,150,000

**Method:** Sold Before Auction

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 401 sqm approx

**Agent Comments**

Modern home on slightly smaller land to 13 Yorkshire Street.

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