

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

11 Cleve Road, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between

\$1,350,000

 &

\$1,485,000

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	16 Moama Cr PASCOE VALE SOUTH 3044	\$1,490,000	13/12/2025
2			
3			

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:

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Indicative Selling Price

\$1,350,000 - \$1,485,000

Median House Price

December quarter 2025: \$1,290,000



Property Type: House (New - Detached)

Land Size: 577 sqm approx

Agent Comments

Comparable Properties



16 Moama Cr PASCOE VALE SOUTH 3044 (REI)



Price: \$1,490,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 511 sqm approx

Agent Comments

Similar property and land size.

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.

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



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