

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 33 Sussex Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$975,000 & \$1,050,000

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	63 Sussex St PASCOE VALE 3044	\$1,100,000	24/11/2025
2	443 Bell St PASCOE VALE SOUTH 3044	\$990,000	20/11/2025
3	42 Kerferd St COBURG 3058	\$975,000	18/10/2025

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.~~

This Statement of Information was prepared on: 03/03/2026 19:28

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3 1 2

Property Type: House

Agent Comments

3 Bedroom house, 1 bathroom and off street parking for two cars

Indicative Selling Price

\$975,000 - \$1,050,000

Median House Price

December quarter 2025: \$1,290,000

Comparable Properties



63 Sussex St PASCOE VALE 3044 (REI/VG)

3 1 2

Price: \$1,100,000

Method: Private Sale

Date: 24/11/2025

Property Type: House (Res)

Land Size: 433 sqm approx

Agent Comments

Same accommodation and superior internal condition. Inferior land size, In close proximity



443 Bell St PASCOE VALE SOUTH 3044 (REI/VG)

3 2 2

Price: \$990,000

Method: Private Sale

Date: 20/11/2025

Property Type: House

Land Size: 483 sqm approx

Agent Comments

Similar accommodation (one more bathroom) and superior internal condition



42 Kerferd St COBURG 3058 (REI/VG)

3 1 1

Price: \$975,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 372 sqm approx

Agent Comments

Same accommodation and inferior internal condition. Inferior land size.

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