

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 101/2 Grandview Avenue, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$690,000 & \$730,000

Median sale price

Median price \$705,000 Property Type Unit 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	4/379 Gaffney St PASCOE VALE 3044	\$680,000	28/10/2025
2	2/328 Pascoe Vale Rd ESSENDON 3040	\$715,600	16/10/2025
3	3/7 Sylvan Gr PASCOE VALE 3044	\$700,000	21/08/2025

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

\$690,000 - \$730,000

Median Unit Price

December quarter 2025: \$705,000



Property Type: Villa Unit

Agent Comments

Comparable Properties



4/379 Gaffney St PASCOE VALE 3044 (REI/VG)



Agent Comments

Similar Property In Pascoe Vale Which Is Still Within 2km.

Price: \$680,000

Method: Sold Before Auction

Date: 28/10/2025

Property Type: Unit



2/328 Pascoe Vale Rd ESSENDON 3040 (REI/VG)



Agent Comments

Similar Property In Essendon, Which Is Still Within 2km.

Price: \$715,600

Method: Private Sale

Date: 16/10/2025

Property Type: Villa

Land Size: 252 sqm approx



3/7 Sylvan Gr PASCOE VALE 3044 (REI/VG)



Agent Comments

Similar Property In Pascoe Vale Which Is Still Within 2km.

Price: \$700,000

Method: Sold Before Auction

Date: 21/08/2025

Property Type: Unit

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



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