

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

213 O'Hea Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$715,000 Property Type Townhouse Suburb Pascoe Vale South

Period - From 25/02/2025 to 24/02/2026 Source Property Data

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	4/25 Downs St PASCOE VALE 3044	\$970,000	12/12/2025
2	1/19 Northgate St PASCOE VALE 3044	\$893,500	09/12/2025
3	5 Bignell St PASCOE VALE 3044	\$980,000	04/12/2025

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: 25/02/2026 10:15

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Indicative Selling Price

\$900,000 - \$950,000

Median Townhouse Price

25/02/2025 - 24/02/2026: \$715,000



3 2 2

Property Type: Townhouse

Agent Comments

Built 2013 stand alone townhouse with no body corp fees, open plan living dining kitchen with established courtyard, upstairs 3 bedrooms, master with ensuite, main bathroom.

Comparable Properties



4/25 Downs St PASCOE VALE 3044 (REI)

3 2 2

Price: \$970,000

Method: Sold Before Auction

Date: 12/12/2025

Property Type: Townhouse (Res)

Agent Comments

Great comparable as in close proximity, similar size and accommodation, Downs is newer built.



1/19 Northgate St PASCOE VALE 3044 (REI/VG)

3 1 2

Price: \$893,500

Method: Auction Sale

Date: 09/12/2025

Property Type: Townhouse (Res)

Agent Comments

Great comparable as in close proximity, similar accommodation however Ohea has a second bathroom and not a shared drive way , stand alone.



5 Bignell St PASCOE VALE 3044 (REI/VG)

3 2 1

Price: \$980,000

Method: Private Sale

Date: 04/12/2025

Property Type: House

Land Size: 200 sqm approx

Agent Comments

Excellent comparable as in close proximity, age and accommodation, Bignell is a side street.

Account - Jellis Craig | P: 03 9379 2000