

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 1/22 Irvine 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 \$870,000 & \$900,000

**Median sale price**

Median price \$705,000 Property Type Townhouse Suburb Pascoe Vale

Period - From 03/03/2025 to 02/03/2026 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	1/27 Alpine Gr PASCOE VALE 3044	\$885,000	22/11/2025
2	4/15 Hazel Gr PASCOE VALE 3044	\$870,000	25/10/2025
3	3/301 Gaffney St PASCOE VALE 3044	\$868,500	29/11/2025

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 15:07