

# 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

105 Derby 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 \$1,025,000 & \$1,125,000

### Median sale price

Median price \$1,165,000 Property Type House Suburb Pascoe Vale

Period - From 01/01/2026 to 31/03/2026 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	21 Tangyes St PASCOE VALE 3044	\$1,100,000	03/03/2026
2	82 Derby St PASCOE VALE 3044	\$1,125,000	16/02/2026
3	63 Sussex St PASCOE VALE 3044	\$1,100,000	24/11/2025

**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: 09/04/2026 11:18



**Property Type:** House

Agent Comments

## Comparable Properties



**21 Tangyes St PASCOE VALE 3044 (REI)**



Agent Comments

Smaller land.

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 03/03/2026

**Property Type:** House (Res)



**82 Derby St PASCOE VALE 3044 (REI/VG)**



Agent Comments

Extra bathroom, larger home, unrenovated.

**Price:** \$1,125,000

**Method:** Private Sale

**Date:** 16/02/2026

**Property Type:** House

**Land Size:** 591 sqm approx



**63 Sussex St PASCOE VALE 3044 (REI/VG)**



Agent Comments

1 less bedroom, renovated, smaller land size.

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 24/11/2025

**Property Type:** House (Res)

**Land Size:** 433 sqm approx

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