

# 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

72 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 \$1,050,000 & \$1,150,000

### 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	33 Sussex St PASCOE VALE SOUTH 3044	\$1,170,000	01/04/2026
2	20 Coane St PASCOE VALE 3044	\$1,130,000	28/03/2026
3	15 Heather Av PASCOE VALE 3044	\$1,155,000	21/02/2026

**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 08:21

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**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

March quarter 2026: \$1,165,000


 3   
  1   
  2
**Rooms:** 6**Property Type:** House**Land Size:** 655 sqm approx

Agent Comments

The three comparable sales have been chosen as they are all similar in land size. The property for sale is purely land value. Some of the property attributes may differ, however, irrelevant in my opinion for this sale.

## Comparable Properties

**33 Sussex St PASCOE VALE SOUTH 3044 (REI)**

Agent Comments

 3   
  1   
  1
**Price:** \$1,170,000**Method:** Private Sale**Date:** 01/04/2026**Property Type:** House**20 Coane St PASCOE VALE 3044 (REI)**

Agent Comments

 3   
  1   
  3
**Price:** \$1,130,000**Method:** Auction Sale**Date:** 28/03/2026**Property Type:** House (Res)**15 Heather Av PASCOE VALE 3044 (REI)**

Agent Comments

 3   
  1   
  2
**Price:** \$1,155,000**Method:** Auction Sale**Date:** 21/02/2026**Property Type:** House (Res)

Account - Jellis Craig | P: 03 9387 5888



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