

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 8 Balmoral Avenue, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$1,382,500 Property Type House Suburb Pascoe Vale South

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	102 Melville Rd BRUNSWICK WEST 3055	\$1,200,000	13/01/2026
2	38 Ellenvale Av PASCOE VALE SOUTH 3044	\$1,231,000	03/12/2025
3			

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

\$1,150,000 - \$1,200,000

Median House Price

March quarter 2026: \$1,382,500



 3  1  2

Property Type: House

Land Size: 556 approx sqm

approx

[Agent Comments](#)

Comparable Properties



102 Melville Rd BRUNSWICK WEST 3055 (VG)

[Agent Comments](#)

 3  -  -

Price: \$1,200,000

Method: Sale

Date: 13/01/2026

Property Type: House (Res)

Land Size: 408 sqm approx



38 Ellenvale Av PASCOE VALE SOUTH 3044 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,231,000

Method: Sold Before Auction

Date: 03/12/2025

Property Type: House (Res)

Land Size: 459 sqm approx

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.

Account - Jellis Craig | P: 03 9070 5095



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