

# 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 16 Ellenvale Avenue, Pascoe Vale South 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 \$1,075,000 & \$1,150,000

### Median sale price

Median price \$1,290,000 Property Type House Suburb Pascoe Vale South

Period - From 01/10/2025 to 31/12/2025 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	17 Lochinvar St PASCOE VALE SOUTH 3044	\$1,125,000	03/10/2025
2	14 Lothair St PASCOE VALE SOUTH 3044	\$1,100,000	09/09/2025
3	7 Anderson St PASCOE VALE SOUTH 3044	\$1,100,000	05/09/2025

**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.~~

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**Indicative Selling Price**

\$1,075,000 - \$1,150,000

**Median House Price**

December quarter 2025: \$1,290,000



 2    1    1

**Property Type:** House (Res)

**Land Size:** 475m<sup>2</sup> sqm approx

Agent Comments

## Comparable Properties



**17 Lochinvar St PASCOE VALE SOUTH 3044 (REI)**

Agent Comments

 2    1    2

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

**Method:** Sold Before Auction

**Date:** 03/10/2025

**Property Type:** House (Res)

**Land Size:** 461 sqm approx



**14 Lothair St PASCOE VALE SOUTH 3044 (REI/VG)**

Agent Comments

 2    1    2

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

**Method:** Private Sale

**Date:** 09/09/2025

**Property Type:** House

**Land Size:** 485 sqm approx



**7 Anderson St PASCOE VALE SOUTH 3044 (REI/VG)**

Agent Comments

 2    1    2

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

**Method:** Private Sale

**Date:** 05/09/2025

**Property Type:** House (Res)

**Land Size:** 573 sqm approx

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