

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 30b Martin Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,575,000 & \$1,675,000

Median sale price

Median price \$1,204,000 Property Type House Suburb Pascoe Vale

Period - From 01/01/2025 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	9A Pearcey Gr PASCOE VALE 3044	\$1,650,000	09/10/2025
2	8a Stennis St PASCOE VALE 3044	\$1,705,000	22/09/2025
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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 4  3  2

Property Type:
Agent Comments

Indicative Selling Price
\$1,575,000 - \$1,675,000
Median House Price
Year ending December 2025: \$1,204,000

Comparable Properties

9A Pearcey Gr PASCOE VALE 3044 (REI)

Agent Comments

 4  3  2

Price: \$1,650,000
Method:
Date: 09/10/2025
Property Type: House



8a Stennis St PASCOE VALE 3044 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,705,000
Method: Private Sale
Date: 22/09/2025
Property Type: House
Land Size: 350 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. 30B Martin Street is a brand new architectural build with four bedroom, three bathroom and two car spaces and there has only been comparable sale within the last 6 months.

Account - Whitefox Real Estate | P: 96459699



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