

# 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 24 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 \$1,650,000 & \$1,750,000

### 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 | 2 Anderson St PASCOE VALE SOUTH 3044 | \$1,730,000 | 21/02/2026   |
| 2 | 113 Whitby St BRUNSWICK WEST 3055    | \$1,695,000 | 07/02/2026   |
| 3 | 31 Royal Pde PASCOE VALE SOUTH 3044  | \$1,745,000 | 29/11/2025   |

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: 24/02/2026 13:44



 4    2    3

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

December quarter 2025: \$1,290,000

## Comparable Properties



**2 Anderson St PASCOE VALE SOUTH 3044 (REI)**

Agent Comments

 4    2    3

**Price:** \$1,730,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)



**113 Whitby St BRUNSWICK WEST 3055 (REI)**

Agent Comments

 3    2    1

**Price:** \$1,695,000

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** House (Res)

**Land Size:** 346 sqm approx



**31 Royal Pde PASCOE VALE SOUTH 3044 (REI)**

Agent Comments

 3    3    2

**Price:** \$1,745,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

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