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	35 Parkstone Avenue, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,313,250 Property Type House Suburb Pascoe Vale South

Period - From 01/07/2025 to 30/09/2025 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	80 Coonans Rd PASCOE VALE SOUTH 3044	$1,126,000	29/08/2025
2	19 Parkstone Av PASCOE VALE SOUTH 3044	$1,075,000	02/06/2025
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.

This Statement of Information was prepared on: 21/10/2025 17:06

35 Parkstone Avenue, Pascoe Vale South Vic 3044

Peter Leahy
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3 1 2

Rooms: 4
Property Type: House
Land Size: 546 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2025: $1,313,250

Comparable Properties



80 Coonans Rd PASCOE VALE SOUTH 3044 (REI)

3 1 2

Price: $1,126,000
Method: Private Sale
Date: 29/08/2025
Property Type: House (Res)

Agent Comments



19 Parkstone Av PASCOE VALE SOUTH 3044 (REI)

3 1 3

Price: $1,075,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 690 sqm approx

Agent Comments

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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