

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

11 Lillian Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$711,000 Property Type Unit Suburb Pascoe Vale

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	1/14 Parker St PASCOE VALE 3044	\$740,000	05/11/2025
2	1/27 Spry St COBURG NORTH 3058	\$775,000	20/09/2025
3	3/191 Derby St PASCOE VALE 3044	\$755,000	30/08/2025

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:

25/02/2026 09:27



Property Type:

Agent Comments

Comparable Properties



1/14 Parker St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$740,000

Method: Sold Before Auction

Date: 05/11/2025

Property Type: Villa

Land Size: 232 sqm approx



1/27 Spry St COBURG NORTH 3058 (REI/VG)

Agent Comments



Price: \$775,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Villa



3/191 Derby St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$755,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Unit

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575