

# 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

6A Bryan Court, Pascoe Vale 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 \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,200,000

Property Type House

Suburb Pascoe Vale

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 | 46b Snell Gr PASCOE VALE 3044     | \$1,448,000 | 23/10/2025   |
| 2 | 12a Valerie St PASCOE VALE 3044   | \$1,410,000 | 24/09/2025   |
| 3 | 31b Archibald St PASCOE VALE 3044 | \$1,390,000 | 13/09/2025   |

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.~~

This Statement of Information was prepared on:

03/12/2025 10:44

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**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

September quarter 2025: \$1,200,000



2 2 2

**Property Type:** House

**Land Size:** 4 sqm approx

**Agent Comments**

Brand new four-bedroom dual occupancy, overlooking Hallam Reserve.

## Comparable Properties



**46b Snell Gr PASCOE VALE 3044 (REI)**

4 3 2

**Price:** \$1,448,000

**Method:** Private Sale

**Date:** 23/10/2025

**Property Type:** House (Res)

**Agent Comments**

Similar finishes and exterior look, both properties share the same accommodation. Superior as additional bathroom space. Inferior as smaller land content.



**12a Valerie St PASCOE VALE 3044 (REI/VG)**

3 3 2

**Price:** \$1,410,000

**Method:** Sold Before Auction

**Date:** 24/09/2025

**Property Type:** House

**Land Size:** 250 sqm approx

**Agent Comments**

Similar exterior finish and location. Inferior as property offers one less bedroom space.



**31b Archibald St PASCOE VALE 3044 (REI/VG)**

4 2 1

**Price:** \$1,390,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** Townhouse (Res)

**Land Size:** 259 sqm approx

**Agent Comments**

Both properties share the same accommodation, however, both properties have a slightly different faade but are both new. Similar land content size. Inferior as offers less off street parking options.

**Account - Jellis Craig** | P: 03 8378 0500 | F: 03 8378 0555