

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

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

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.

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