

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

82 Derby Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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
1 129 Landells Rd PASCOE VALE 3044	\$1,105,000	31/01/2026
2 14 Kaumple St PASCOE VALE 3044	\$1,175,000	10/01/2026
3 375 Pascoe Vale Rd STRATHMORE 3041	\$990,100	23/12/2025

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:

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Indicative Selling Price
\$1,000,000 - \$1,100,000

Median House Price

Year ending December 2025: \$1,204,000



2



4

Rooms: 7

Property Type: House

Land Size: 591 sqm approx

Agent Comments

Neat & tidy home offering 4 bed, 2 bath, 2 car.

Comparable Properties



129 Landells Rd PASCOE VALE 3044 (REI)



3



1



1

Agent Comments

Also a corner block with less accommodation.

Price: \$1,105,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House



14 Kaumple St PASCOE VALE 3044 (REI)



2



1



1

Agent Comments

Smaller home on a bigger block.

Price: \$1,175,000

Method: Private Sale

Date: 10/01/2026

Property Type: House (Res)

Land Size: 634 sqm approx



375 Pascoe Vale Rd STRATHMORE 3041 (REI/VG)



3



1



3

Agent Comments

Smaller home on main road.

Price: \$990,100

Method: Sold Before Auction

Date: 23/12/2025

Property Type: House

Land Size: 585 sqm approx

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