

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,204,000

Property Type House

Suburb Pascoe Vale

Period - From 01/01/2025

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	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:

03/02/2026 16:20

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

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

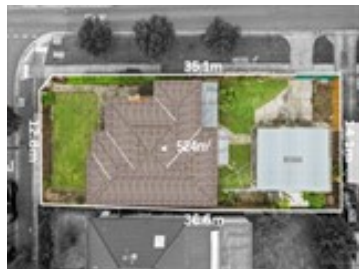


4   
 2   
 4

**Rooms:** 7**Property Type:** House**Land Size:** 591 sqm approx**Agent Comments**

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

## Comparable Properties

**129 Landells Rd PASCOE VALE 3044 (REI)**

3   
 1   
 1

**Price:** \$1,105,000**Method:** Auction Sale**Date:** 31/01/2026**Property Type:** House**Agent Comments**

Also a corner block with less accommodation.

**14 Kaumple St PASCOE VALE 3044 (REI)**

2   
 1   
 1

**Price:** \$1,175,000**Method:** Private Sale**Date:** 10/01/2026**Property Type:** House (Res)**Land Size:** 634 sqm approx**Agent Comments**

Smaller home on a bigger block.

**375 Pascoe Vale Rd STRATHMORE 3041 (REI/VG)**

3   
 1   
 3

**Price:** \$990,100**Method:** Sold Before Auction**Date:** 23/12/2025**Property Type:** House**Land Size:** 585 sqm approx**Agent Comments**

Smaller home on main road.

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