

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

3 Myers Street, Pascoe Vale South Vic 3044
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Indicative selling price

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

Range between

\$2,400,000

 &

\$2,640,000

Median sale price

Median price

\$1,382,500

 Property Type

House

 Suburb

Pascoe Vale South

Period - From

01/01/2026

 to

31/03/2026

 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		
2		
3		

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:

09/04/2026 15:20

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Property Type: House

Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,640,000
Median House Price
March quarter 2026: \$1,382,500

Comparable Properties

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. 3 Myers Street, Pascoe Vale South is a five bedroom, four bathroom, five car house with no comparable sales that have transacted within the last 6 months.

Account - Whitefox Real Estate | P: 96459699



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