

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

13 Yorkshire Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,175,500

Property Type

House

Suburb

Pascoe Vale

Period - From

01/10/2025

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	38 Surrey St PASCOE VALE 3044	\$1,150,000	05/03/2026
2	21 Tangyes St PASCOE VALE 3044	\$1,100,000	03/03/2026
3	15 Heather Av PASCOE VALE 3044	\$1,155,000	21/02/2026

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:

18/03/2026 08:47



 3  2  2

Property Type: House
Land Size: 487 sqm approx
Agent Comments
Modern Family Weatherboard Home.

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2025: \$1,175,500

Comparable Properties



38 Surrey St PASCOE VALE 3044 (REI)

 3  2  2

Price: \$1,150,000
Method: Private Sale
Date: 05/03/2026
Rooms: 5
Property Type: House (Res)
Land Size: 266 sqm approx

Agent Comments

Smaller land however more modern and similar size internally.



21 Tangyes St PASCOE VALE 3044 (REI)

 4  1  2

Price: \$1,100,000
Method: Private Sale
Date: 03/03/2026
Property Type: House

Agent Comments

Weatherboard home, smaller build and in original condition.



15 Heather Av PASCOE VALE 3044 (REI)

 3  1  2

Price: \$1,155,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)

Agent Comments

Weatherboard home, unrenovated and does have a similar land size.