

# 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

16 Kitchener Road, 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	1 Oak St PASCOE VALE 3044	\$1,085,000	18/02/2026
2	51 Xavier St OAK PARK 3046	\$1,200,000	05/02/2026
3	230 Waterloo Rd OAK PARK 3046	\$1,125,000	24/11/2025

**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:

11/03/2026 14:42

16 Kitchener Road, Pascoe Vale Vic 3044



 4  1  1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 850 approx sqm  
approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending December 2025: \$1,204,000

## Comparable Properties



**1 Oak St PASCOE VALE 3044 (REI)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,085,000  
**Method:** Private Sale  
**Date:** 18/02/2026  
**Property Type:** House (Res)



**51 Xavier St OAK PARK 3046 (REI)**

[Agent Comments](#)

 3  1  2

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 05/02/2026  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx



**230 Waterloo Rd OAK PARK 3046 (REI/VG)**

[Agent Comments](#)

 1  1  -

**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 24/11/2025  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 727 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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