

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 41 Rainer Street, Pascoe Vale South 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 \$1,382,500 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	53 Prendergast St PASCOE VALE SOUTH 3044	\$1,190,000	10/04/2026
2	33 Sussex St PASCOE VALE SOUTH 3044	\$1,170,000	01/04/2026
3	38 Ellenvale Av PASCOE VALE SOUTH 3044	\$1,231,000	03/12/2025

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.~~

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

March quarter 2026: \$1,382,500



 3  1  2

Property Type: House

Land Size: 673 sqm approx

Agent Comments

Comparable Properties



53 Prendergast St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

 3  2  2

Has an addition bathroom.

Price: \$1,190,000

Method: Private Sale

Date: 10/04/2026

Property Type: House (Res)



33 Sussex St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

 3  1  1

Price: \$1,170,000

Method: Private Sale

Date: 01/04/2026

Property Type: House



38 Ellenvale Av PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,231,000

Method: Sold Before Auction

Date: 03/12/2025

Property Type: House (Res)

Land Size: 459 sqm approx

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575