

## 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 MITCHELL PARADE PASCOE VALE SOUTH VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,700,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,216,250

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

|                                                |             |           |
|------------------------------------------------|-------------|-----------|
| 31 ROYAL PARADE PASCOE VALE SOUTH VIC 3044     | \$1,745,000 | 29-Nov-25 |
| 19 BRENTWOOD AVENUE PASCOE VALE SOUTH VIC 3044 | \$1,860,000 | 02-Sep-25 |
|                                                |             |           |

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 6 months.

This Statement of Information was prepared on: 09 February 2026

**31 ROYAL PARADE PASCOE VALE  
SOUTH VIC 3044** 3  3  2

Sold Price

<sup>RS</sup>**\$1,745,000**

Sold Date

**29-Nov-25**

Distance

**0.91km****19 BRENTWOOD AVENUE PASCOE  
VALE SOUTH VIC 3044** 3  2  4

Sold Price

**\$1,860,000**

Sold Date

**02-Sep-25**

Distance

**0.48km****RS** = Recent sale**UN** = Undisclosed Sale

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