

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

2 Peronne Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,303,250 Property Type House Suburb Pascoe Vale South

Period - From 01/04/2025 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	31 Shedden St PASCOE VALE 3044	\$1,265,000	14/03/2026
2	4 Longview St PASCOE VALE 3044	\$1,277,000	26/02/2026
3	14b Alpine Gr PASCOE VALE 3044	\$1,340,000	29/11/2025

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: 12/05/2026 15:24



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Property Type: House
Land Size: 581 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending March 2026: \$1,303,250

Comparable Properties



31 Shedden St PASCOE VALE 3044 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,265,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)



4 Longview St PASCOE VALE 3044 (REI)

[Agent Comments](#)

4 1 3

Price: \$1,277,000
Method: Auction Sale
Date: 26/02/2026
Property Type: House (Res)
Land Size: 719 sqm approx



14b Alpine Gr PASCOE VALE 3044 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,340,000
Method: Sold Before Auction
Date: 29/11/2025
Property Type: House (Res)
Land Size: 400 sqm approx