

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

25 Hatter Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Pascoe Vale South

Period - From 01/07/2025

to

30/06/2026

Source Property Data

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 Cleve Rd PASCOE VALE SOUTH 3044	\$1,620,000	09/05/2026
2	52 Queen St COBURG 3058	\$1,615,000	28/03/2026
3	3 Kathleen St PASCOE VALE SOUTH 3044	\$1,600,000	31/01/2026

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:

01/07/2026 14:02



Property Type:
Divorce/Estate/Family Transfers
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
01/07/2025 - 30/06/2026: \$1,300,000

Comparable Properties



1 Cleve Rd PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Price: \$1,620,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 619 sqm approx



52 Queen St COBURG 3058 (REI)

Agent Comments



Price: \$1,615,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)



3 Kathleen St PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 427 sqm approx

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