

## 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

3/1003 PASCOE VALE ROAD JACANA VIC 3047

### 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,000

Property type

Unit

Suburb

Jacana

Period-from

01 Apr 2025

to

31 Mar 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

1/4 DUNN STREET BROADMEADOWS VIC 3047	\$655,000	17-Nov-25
1/17 FIDGE COURT JACANA VIC 3047	\$605,000	13-Dec-25
56A GIBSON STREET BROADMEADOWS VIC 3047	\$626,000	18-Apr-26

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: 24 April 2026


**1/4 DUNN STREET  
BROADMEADOWS VIC 3047**
 3  2  1

 Sold Price **\$655,000** Sold Date **17-Nov-25**

 Distance **0.51km**

**1/17 FIDGE COURT JACANA VIC  
3047**
 3  1  1

 Sold Price **\$605,000** Sold Date **13-Dec-25**

 Distance **0.39km**

**56A GIBSON STREET  
BROADMEADOWS VIC 3047**
 2  2  1

 Sold Price <sup>RS</sup> **\$626,000** Sold Date **18-Apr-26**

 Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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