

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

1 HATCH STREET PEARCEDALE VIC 3912

Indicative selling price

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

Single Price

or range
between

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Pearcedale

Period-from

01 Jul 2025

to

30 Jun 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

8 NOORILIM WAY PEARCEDALE VIC 3912	\$801,000	12-Mar-25
27 ELLWOOD DRIVE PEARCEDALE VIC 3912	\$795,000	01-Oct-25
54 APPLE STREET PEARCEDALE VIC 3912	\$780,000	06-Apr-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: 07 July 2026

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**8 NOORILIM WAY PEARCEDALE
VIC 3912**

3 2 2

Sold Price

\$801,000

Sold Date

12-Mar-25

Distance

0.17km



**27 ELLWOOD DRIVE PEARCEDALE
VIC 3912**

3 2 3

Sold Price

\$795,000

Sold Date

01-Oct-25

Distance

0.22km



**54 APPLE STREET PEARCEDALE
VIC 3912**

4 2 1

Sold Price

\$780,000

Sold Date

06-Apr-25

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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