

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 APPLE 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$891,000

Property type

House

Suburb

Pearcedale

Period-from

01 Mar 2025

to

28 Feb 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

4 EVANS STREET PEARCEDALE VIC 3912	\$750,000	06-Feb-26
26 FELTHAM STREET PEARCEDALE VIC 3912	\$720,000	20-Feb-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: 26 March 2026

Luke Magree
 P 0499993291
 M 0499993291
 E luke.magree@obrienrealestate.com.au



**4 EVANS STREET PEARCEDALE
VIC 3912**

 3
  2
  2

Sold Price **\$750,000** Sold Date **06-Feb-26**

Distance **0.46km**



**26 FELTHAM STREET
PEARCEDALE VIC 3912**

 3
  2
  2

Sold Price ^{RS} **\$720,000** Sold Date **20-Feb-26**

Distance **0.33km**

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

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