

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

7/14-16 Grover Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$660,000 & \$720,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/07/2025 to 30/09/2025 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	3/372 Gaffney St PASCOE VALE 3044	\$690,000	10/11/2025
2	3/37 Arndt Rd PASCOE VALE 3044	\$688,000	21/10/2025
3	4/48 Railway Pde PASCOE VALE 3044	\$715,000	10/10/2025

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:

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Property Type: Strata
Unit/Townhouse - Conjoined
Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

September quarter 2025: \$695,000

Comparable Properties



3/372 Gaffney St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 10/11/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 115 sqm approx



3/37 Arndt Rd PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$688,000
Method: Private Sale
Date: 21/10/2025
Property Type: Townhouse (Single)



4/48 Railway Pde PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 10/10/2025
Property Type: Townhouse (Single)
Land Size: 133 sqm approx

Account - Collings Real Estate | P: 03 9486 2000



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