

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

1/5 Bristol Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$711,000

Property Type

Unit

Suburb

Pascoe Vale

Period - From

01/10/2025

to

31/12/2025

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	6/8-10 Bothwell St PASCOE VALE 3044	\$870,000	06/03/2026
2	3/15 Austin Cr PASCOE VALE 3044	\$880,000	09/12/2025
3	3/301 Gaffney St PASCOE VALE 3044	\$868,500	29/11/2025

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:

18/03/2026 08:51



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

December quarter 2025: \$711,000

Comparable Properties



6/8-10 Bothwell St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$870,000
Method: Sold Before Auction
Date: 06/03/2026
Property Type: Townhouse (Res)



3/15 Austin Cr PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 09/12/2025
Property Type: Townhouse (Single)



3/301 Gaffney St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$868,500
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)
Land Size: 193 sqm approx