

## 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

112 RAILWAY PARADE PASCOE VALE VIC 3044

### 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

\$1,390,000

&

\$1,460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Aug 2025

to

31 Jul 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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 113 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044 | \$1,480,000 | 10-Jan-26 |
| 46B SNELL GROVE PASCOE VALE VIC 3044         | \$1,448,000 | 23-Oct-25 |
| 391 GAFFNEY STREET PASCOE VALE VIC 3044      | \$1,420,000 | 30-Jan-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: 05 August 2026



**113 NORTHUMBERLAND ROAD  
PASCOE VALE VIC 3044**

Sold Price **\$1,480,000** Sold Date **10-Jan-26**

3 1 3

Distance **0.77km**



**46B SNELL GROVE PASCOE VALE  
VIC 3044**

Sold Price **\$1,448,000** Sold Date **23-Oct-25**

4 - -

Distance **0.8km**



**391 GAFFNEY STREET PASCOE  
VALE VIC 3044**

Sold Price **\$1,420,000** Sold Date **30-Jan-26**

4 1 2

Distance **1.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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