

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

6/19 ARNDT ROAD PASCOE VALE VIC 3044

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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2025

to

31 Mar 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

4/8 FARRINGDON STREET PASCOE VALE VIC 3044	\$715,000	28-Mar-26
3/34 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$690,000	02-Apr-26
3/10 LAKE AVENUE PASCOE VALE VIC 3044	\$685,000	06-Dec-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: 22 April 2026



**4/8 FARRINGTON STREET
PASCOE VALE VIC 3044**

 2  1  1

Sold Price

^{RS}

\$715,000

Sold Date

28-Mar-26

Distance

0.87km



**3/34 AUSTIN CRESCENT PASCOE
VALE VIC 3044**

 2  1  1

Sold Price

^{RS}

\$690,000

Sold Date

02-Apr-26

Distance

0.57km



**3/10 LAKE AVENUE PASCOE VALE
VIC 3044**

 2  1  1

Sold Price

\$685,000

Sold Date

06-Dec-25

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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