

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

1/1 FARRINGDON STREET 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

\$635,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2025

to

31 Dec 2025

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

3/79 KENT ROAD PASCOE VALE VIC 3044	\$692,000	16-Dec-25
5/10 BRISTOL ROAD PASCOE VALE VIC 3044	\$640,000	22-Nov-25
3/7 DORSET ROAD PASCOE VALE VIC 3044	\$638,000	27-Oct-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: 23 January 2026



**3/79 KENT ROAD PASCOE VALE
VIC 3044**

 2  2  1

Sold Price

^{RS} **\$692,000**

Sold Date

16-Dec-25

Distance

-



**5/10 BRISTOL ROAD PASCOE
VALE VIC 3044**

 2  2  1

Sold Price

\$640,000

Sold Date

22-Nov-25

Distance

1.71km



**3/7 DORSET ROAD PASCOE VALE
VIC 3044**

 2  2  1

Sold Price

\$638,000

Sold Date

27-Oct-25

Distance

2.06km

RS = Recent sale

UN = Undisclosed Sale

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