

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

3/13 ARNOLD COURT 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

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2025

to

30 Jun 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

2/14 OLIVE GROVE PASCOE VALE VIC 3044	\$655,000	04-Jul-26
15/22-26 PASCOE STREET PASCOE VALE VIC 3044	\$675,000	15-May-26
3/34 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$690,000	03-Apr-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: 28 July 2026



2/14 OLIVE GROVE PASCOE VALE VIC 3044

Sold Price

^{RS}

\$655,000

Sold Date

04-Jul-26

 2

 1

 1

Distance

0.94km



15/22-26 PASCOE STREET PASCOE VALE VIC 3044

Sold Price

\$675,000

Sold Date

15-May-26

 2

 1

 1

Distance

0.76km



3/34 AUSTIN CRESCENT PASCOE VALE VIC 3044

Sold Price

\$690,000

Sold Date

03-Apr-26

 2

 1

 1

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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