

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

142 WATERLOO 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

\$850,000

&

\$900,000

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

1/22 IRVINE STREET PASCOE VALE VIC 3044	\$900,000	09-May-26
1/22 FAWKNER ROAD PASCOE VALE VIC 3044	\$900,000	23-Apr-26
47 ANDERSON STREET PASCOE VALE VIC 3044	\$890,000	23-May-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: 22 July 2026

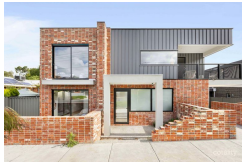


1/22 IRVINE STREET PASCOE VALE VIC 3044

 3  2  1

Sold Price \$900,000 Sold Date 09-May-26

Distance **2.13km**



1/22 FAWKNER ROAD PASCOE VALE VIC 3044

 3  2  2

Sold Price

Sold Date 23-Apr-26

Distance **0.98km**



47 ANDERSON STREET PASCOE VALE VIC 3044

 3  2  1

Sold Price

\$890,000 Sold Date 23-May-26

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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