

## 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

3/520 PASCOE VALE 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	\$725,000	&	\$785,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,180,000	Property type	House	Suburb	Pascoe Vale
Period-from	01 Feb 2025	to	31 Jan 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
3/2 VIEW STREET PASCOE VALE VIC 3044	\$726,000	25-Oct-25
7/16-18 PASCOE STREET PASCOE VALE VIC 3044	\$731,000	20-Sep-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: 10 February 2026

**3/2 VIEW STREET PASCOE VALE  
VIC 3044**

Sold Price

**\$726,000** Sold Date **25-Oct-25**

2 2 1

Distance **0.37km****7/16-18 PASCOE STREET PASCOE  
VALE VIC 3044**

Sold Price

**\$731,000** Sold Date **20-Sep-25**

2 2 1

Distance **1.63km****RS** = Recent sale      **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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