

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

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

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