

## 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

4/80 PARDY STREET PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,750

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2025

to

31 May 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

4/25 DOWNS STREET PASCOE VALE VIC 3044	\$970,000	12-Dec-25
1/22 FAWKNER ROAD PASCOE VALE VIC 3044	\$900,000	23-Apr-26
4/86 RAILWAY PARADE PASCOE VALE VIC 3044	\$970,000	10-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: 03 June 2026



**4/25 DOWNS STREET PASCOE VALE VIC 3044**

 3  2  2

Sold Price

<sup>RS</sup> **\$970,000**

Sold Date

**12-Dec-25**

Distance

**1.31km**



**1/22 FAWKNER ROAD PASCOE VALE VIC 3044**

 3  2  2

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date

**23-Apr-26**

Distance

**0km**



**4/86 RAILWAY PARADE PASCOE VALE VIC 3044**

 3  2  2

Sold Price

<sup>RS</sup> **\$970,000**

Sold Date

**10-Apr-26**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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