

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$985,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

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

3/80 PARDY STREET PASCOE VALE VIC 3044	\$1,050,000	22-Jan-26
1/95 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$1,038,000	29-Mar-26
5/25 DOWNS STREET PASCOE VALE VIC 3044	\$1,005,000	04-Feb-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: 02 July 2026



3/80 PARDY STREET PASCOE VALE VIC 3044

 3  2  2

Sold Price **\$1,050,000** Sold Date **22-Jan-26**

Distance **0km**



1/95 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044

 3  2  2

Sold Price **\$1,038,000** Sold Date **29-Mar-26**

Distance **1.21km**



5/25 DOWNS STREET PASCOE VALE VIC 3044

 3  2  2

Sold Price ^{RS} **\$1,005,000** Sold Date **04-Feb-26**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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