

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

7/26 SNELL GROVE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,750

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2025

to

30 Apr 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

5/39 DANIN STREET PASCOE VALE VIC 3044	\$640,000	30-Mar-26
1/8 BRISTOL ROAD PASCOE VALE VIC 3044	\$600,000	14-Mar-26
4/238 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$625,000	31-Jan-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: 07 May 2026



5/39 DANIN STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price

^{RS} **\$640,000**

Sold Date **30-Mar-26**

Distance **0.66km**



1/8 BRISTOL ROAD PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$600,000

Sold Date **14-Mar-26**

Distance **0.71km**



4/238 CUMBERLAND ROAD PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$625,000

Sold Date **31-Jan-26**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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