

## 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

3/11 OAK 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

\$665,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

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

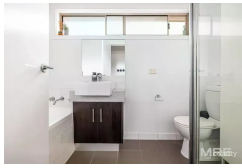
Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 3/83 PARK STREET PASCOE VALE VIC 3044 | \$700,000 | 10-Apr-26 |
| 4/32 PARK STREET PASCOE VALE VIC 3044 | \$695,000 | 19-Mar-26 |
| 6/19 ARNDT ROAD PASCOE VALE VIC 3044  | \$702,500 | 02-Jun-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: 29 July 2026



**3/83 PARK STREET PASCOE VALE  
VIC 3044**

Sold Price

**\$700,000**

Sold Date

**10-Apr-26**

 2

 1

 1

Distance

**0.17km**



**4/32 PARK STREET PASCOE VALE  
VIC 3044**

Sold Price

**\$695,000**

Sold Date

**19-Mar-26**

 2

 1

 1

Distance

**0.44km**



**6/19 ARNDT ROAD PASCOE VALE  
VIC 3044**

Sold Price

<sup>RS</sup> **\$702,500**

Sold Date

**02-Jun-26**

 2

 1

 1

Distance

**0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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