

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

1/516 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

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

| | | |
|---------------------------------------|-----------|-----------|
| 3/13 OLIVE GROVE PASCOE VALE VIC 3044 | \$538,000 | 30-Jan-26 |
| 6/21 ARNDT ROAD PASCOE VALE VIC 3044 | \$530,000 | 16-Aug-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: 03 February 2026



**3/13 OLIVE GROVE PASCOE VALE
VIC 3044**

Sold Price

^{RS}

\$538,000

Sold Date

30-Jan-26

 2

 1

 1

Distance

1.49km



**6/21 ARNDT ROAD PASCOE VALE
VIC 3044**

Sold Price

\$530,000

Sold Date

16-Aug-25

 2

 1

 1

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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