

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
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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** Sold Price
VIC 3044

2 1 1

^{RS} **\$538,000** Sold Date 30-Jan-26

Distance 1.49km

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

2 1 1

\$530,000 Sold Date 16-Aug-25

Distance 1km

RS = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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