

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

3/4 FARRINGDON 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

\$675,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Aug 2025

to

31 Jul 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

4/99 ESSEX STREET PASCOE VALE VIC 3044	\$768,000	24-Jun-26
2/29 SNELL GROVE PASCOE VALE VIC 3044	\$712,000	24-Jun-26
1/420 GAFFNEY STREET PASCOE VALE VIC 3044	\$670,000	21-Apr-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: 11 August 2026



**4/99 ESSEX STREET PASCOE
VALE VIC 3044**

3 1 1

Sold Price

^{RS}

\$768,000

Sold Date

24-Jun-26

Distance

1.09km



**2/29 SNELL GROVE PASCOE VALE
VIC 3044**

3 1 1

Sold Price

^{RS}

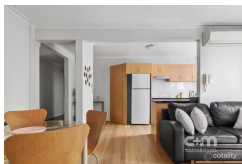
\$712,000

Sold Date

24-Jun-26

Distance

1.04km



**1/420 GAFFNEY STREET PASCOE
VALE VIC 3044**

3 1 1

Sold Price

\$670,000

Sold Date

21-Apr-26

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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