

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

2/29 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,750

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2025

to

31 May 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

1/34 SNELL GROVE PASCOE VALE VIC 3044	\$740,000	06-Sep-25
1/11 RHODES PARADE PASCOE VALE VIC 3044	\$706,500	02-Mar-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: 01 June 2026



**1/34 SNELL GROVE PASCOE VALE
VIC 3044**

 2
  1
  1

Sold Price

\$740,000

Sold Date **06-Sep-25**

Distance **0.13km**



**1/11 RHODES PARADE PASCOE
VALE VIC 3044**

 2
  1
  2

Sold Price

^{RS} **\$706,500**

Sold Date **02-Mar-26**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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