

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

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2025

to

30 Apr 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
1/1 CURIE AVENUE OAK PARK VIC 3046	\$735,000	12-Jul-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: 02 May 2026


**1/34 SNELL GROVE PASCOE VALE
VIC 3044**
 2
  1
  1

Sold Price

\$740,000

Sold Date

06-Sep-25

Distance

0.13km

**1/1 CURIE AVENUE OAK PARK VIC
3046**
 3
  1
  1

Sold Price

\$735,000

Sold Date

12-Jul-25

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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