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	3/520 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	$685,000	&	$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$666,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Apr 2025	to	31 Mar 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
4/8 FARRINGDON STREET PASCOE VALE VIC 3044	$715,000	28-Mar-26
3/307 CUMBERLAND ROAD PASCOE VALE VIC 3044	$720,000	31-Dec-25
6/17 VIEW STREET PASCOE VALE VIC 3044	$710,000	18-Dec-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: 07 April 2026

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4/8 FARRINGDON STREET PASCOE VALE VIC 3044

2 1 -

Sold Price RS $715,000 Sold Date 28-Mar-26

Distance 0.18km



3/307 CUMBERLAND ROAD PASCOE VALE VIC 3044

2 2 1

Sold Price $720,000 Sold Date 31-Dec-25

Distance 2km



6/17 VIEW STREET PASCOE VALE VIC 3044

2 1 1

Sold Price $710,000 Sold Date 18-Dec-25

Distance 0.47km

RS = Recent sale **UN** = Undisclosed Sale

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