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	6/19 ARNDT 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	$675,000	&	$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$667,750	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
3/34 AUSTIN CRESCENT PASCOE VALE VIC 3044	$690,000	03-Apr-26
3/10 LAKE AVENUE PASCOE VALE VIC 3044	$685,000	06-Dec-25
4/8 FARRINGDON STREET PASCOE VALE VIC 3044	$715,000	28-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: 13 May 2026

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3/34 AUSTIN CRESCENT PASCOE VALE VIC 3044

2 1 1

Sold Price **$690,000** Sold Date **03-Apr-26**

Distance **0.57km**



3/10 LAKE AVENUE PASCOE VALE VIC 3044

2 1 1

Sold Price **$685,000** Sold Date **06-Dec-25**

Distance **0.52km**



4/8 FARRINGDON STREET PASCOE VALE VIC 3044

2 1 1

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

Distance **0.87km**

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

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