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	2/44 Royal Parade, Pascoe Vale South Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $560,000 & $610,000

Median sale price

Median price $785,000 Property Type Unit Suburb Pascoe Vale South

Period - From 01/04/2026 to 30/06/2026 Source REIV

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 six 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	9/1-5 Cumberland Rd PASCOE VALE SOUTH 3044	$570,000	30/06/2026
2	1/5 Northumberland Rd PASCOE VALE 3044	$605,000	25/05/2026
3	5/80 Mitchell Pde PASCOE VALE SOUTH 3044	$590,000	25/02/2026

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 six months.~~

This Statement of Information was prepared on: 07/07/2026 10:00

2/44 Royal Parade, Pascoe Vale South Vic 3044

Nelson Alexander



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$560,000 - $610,000
Median Unit Price
June quarter 2026: $785,000

Comparable Properties



9/1-5 Cumberland Rd PASCOE VALE SOUTH 3044 (REI)

2 1 1

Price: $570,000
Method: Private Sale
Date: 30/06/2026
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments



1/5 Northumberland Rd PASCOE VALE 3044 (REI)

2 1 1

Price: $605,000
Method: Private Sale
Date: 25/05/2026
Property Type: Townhouse (Single)

Agent Comments



5/80 Mitchell Pde PASCOE VALE SOUTH 3044 (REI/VG)

2 2 1

Price: $590,000
Method: Private Sale
Date: 25/02/2026
Property Type: Townhouse (Single)

Agent Comments

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155

REIV THE DIFFERENCE | propertydata.com.au

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