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	3/11 OAK STREET 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	$715,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$686,500	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Aug 2025	to	31 Jul 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
7/102 RAILWAY PARADE PASCOE VALE VIC 3044	$708,125	24-Jul-26
6/19 ARNDT ROAD PASCOE VALE VIC 3044	$702,500	02-Jun-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 August 2026

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7/102 RAILWAY PARADE PASCOE VALE VIC 3044

2 1 1

Sold Price RS $708,125 Sold Date 24-Jul-26

Distance 0.26km



6/19 ARNDT ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price RS $702,500 Sold Date 02-Jun-26

Distance 0.71km

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

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