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	3/13 ARNOLD COURT 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	$620,000	&	$660,000

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
2/14 OLIVE GROVE PASCOE VALE VIC 3044	$655,000	04-Jul-26
6/27 ALPINE GROVE PASCOE VALE VIC 3044	$620,000	29-May-26
5/39 DANIN STREET PASCOE VALE VIC 3044	$640,000	30-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: 18 August 2026

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2/14 OLIVE GROVE PASCOE VALE VIC 3044

2 1 1

Sold Price RS $655,000 Sold Date 04-Jul-26

Distance 0.94km



6/27 ALPINE GROVE PASCOE VALE VIC 3044

2 1 1

Sold Price RS $620,000 Sold Date 29-May-26

Distance 0.27km



5/39 DANIN STREET PASCOE VALE VIC 3044

2 1 1

Sold Price $640,000 Sold Date 30-Mar-26

Distance 0.6km

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

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