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	4/16 Bristol Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $652,500 Property Type Unit Suburb Pascoe Vale

Period - From 01/07/2024 to 30/06/2025 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	4/64 Snell Gr OAK PARK 3046	$645,000	30/07/2025
2	5/71 South St HADFIELD 3046	$607,000	26/07/2025
3	5/51 Surrey St PASCOE VALE 3044	$650,000	03/07/2025

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: 20/08/2025 15:01

4/16 Bristol Road, Pascoe Vale Vic 3044

Irene Androulidakis
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Indicative Selling Price
$600,000 - $660,000
Median Unit Price
Year ending June 2025: $652,500



2 1 1

Property Type: Unit
Land Size: 179 sqm approx

Agent Comments

Single level 2 bedroom unit built 2016 in excellent condition with amazing backyard.

Comparable Properties



4/64 Snell Gr OAK PARK 3046 (REI)

2 1 1

Price: $645,000
Method: Private Sale
Date: 30/07/2025
Property Type: Unit
Land Size: 122 sqm approx

Agent Comments

Excellent comparable, in close proximity and very similar accommodation.



5/71 South St HADFIELD 3046 (REI)

2 1 1

Price: $607,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Unit

Agent Comments

Great comparable even though slightly older built very similar condition internally, in very close proximity.



5/51 Surrey St PASCOE VALE 3044 (REI)

2 1 1

Price: $650,000
Method: Private Sale
Date: 03/07/2025
Property Type: Unit
Land Size: 164 sqm approx

Agent Comments

Excellent comparable in close vicinity, similar size and accommodation.

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