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	3/222 BOUNDARY 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,163,500	Property type	House	Suburb	Pascoe Vale
Period-from	01 Nov 2024	to	31 Oct 2025	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
3/52 VIEW STREET PASCOE VALE VIC 3044	$790,000	10-Oct-25
2/52 VIEW STREET PASCOE VALE VIC 3044	$772,000	-
2/50 DANIN STREET PASCOE VALE VIC 3044	$800,000	09-Aug-25

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: 07 November 2025

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3/52 VIEW STREET PASCOE VALE VIC 3044

3 2 -

Sold Price RS $790,000 Sold Date 10-Oct-25

Distance 1.31km



2/52 VIEW STREET PASCOE VALE VIC 3044

3 2 2

Sold Price $772,000 Sold Date -

Distance 1.31km



2/50 DANIN STREET PASCOE VALE VIC 3044

3 2 2

Sold Price $800,000 Sold Date 09-Aug-25

Distance 1.15km

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

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