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	3/590 BELL STREET PASCOE VALE SOUTH 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	$579,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$702,500	Property type	Unit	Suburb	Pascoe Vale South
Period-from	01 Dec 2024	to	30 Nov 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
12/80 MITCHELL PARADE PASCOE VALE SOUTH VIC 3044	$600,000	24-Oct-25
4/9-11 KINROSS STREET PASCOE VALE VIC 3044	$570,000	01-Oct-25
2/590 BELL STREET PASCOE VALE SOUTH VIC 3044	$535,000	24-Jul-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: 03 December 2025

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12/80 MITCHELL PARADE PASCOE VALE SOUTH VIC 3044

2 2 1

Sold Price RS $600,000 Sold Date 24-Oct-25

Distance 0.08km



4/9-11 KINROSS STREET PASCOE VALE VIC 3044

2 1 1

Sold Price $570,000 Sold Date 01-Oct-25

Distance 0.61km



2/590 BELL STREET PASCOE VALE SOUTH VIC 3044

2 1 1

Sold Price $535,000 Sold Date 24-Jul-25

Distance 0km

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

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