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	24 VIEW 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~~		or range between	$1,350,000	&	$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,125,000	Property type	Land	Suburb	Pascoe Vale
Period-from	01 Oct 2024	to	30 Sep 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
67 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	$1,380,000	10-May-25
68 GALLIPOLI PARADE PASCOE VALE SOUTH VIC 3044	$1,416,000	31-May-25
40 PARDY STREET PASCOE VALE VIC 3044	$1,510,000	30-Sep-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: 13 October 2025

Luke Swannie
M 0497230200
E lswannie@woodards.com.au



67 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044

4 2 4

Sold Price RS $1,380,000 Sold Date 10-May-25

Distance 0.4km



68 GALLIPOLI PARADE PASCOE VALE SOUTH VIC 3044

2 1 4

Sold Price $1,416,000 Sold Date 31-May-25

Distance 1.83km



40 PARDY STREET PASCOE VALE VIC 3044

3 1 -

Sold Price RS $1,510,000 Sold Date 30-Sep-25

Distance 1.05km

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

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