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	3/19 GREENWOOD 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~~		or range between	$670,000	&	$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Pascoe Vale South
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
3/2 KIRBISTER STREET PASCOE VALE VIC 3044	$732,000	11-Sep-25
3/1 SHACKELL STREET COBURG VIC 3058	$735,000	22-Aug-25
2/275 OHEA STREET PASCOE VALE SOUTH VIC 3044	$730,000	15-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: 31 October 2025

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3/2 KIRBISTER STREET PASCOE VALE VIC 3044

2 1 1

Sold Price **$732,000** Sold Date **11-Sep-25**

Distance **0.65km**



3/1 SHACKELL STREET COBURG VIC 3058

2 - -

Sold Price **$735,000** Sold Date **22-Aug-25**

Distance **0.69km**



2/275 OHEA STREET PASCOE VALE SOUTH VIC 3044

2 2 2

Sold Price **$730,000** Sold Date **15-Aug-25**

Distance **0.5km**

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

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