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	3/32 View Street, 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 $695,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/07/2025 to 30/09/2025 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	5/5 Danin St PASCOE VALE 3044	$640,000	15/10/2025
2	4/7 Farringdon St PASCOE VALE 3044	$616,000	25/09/2025
3	4/16 Bristol Rd PASCOE VALE 3044	$668,000	04/09/2025

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: 03/11/2025 15:14

3/32 View Street, Pascoe Vale Vic 3044

Irene Androulidakis
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2 1 2

Property Type: Unit
Land Size: 162 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
September quarter 2025: $695,000

Complex build 2010, one owner, first time on the market, awesome size with great floorplan, opening up to established undercover decked backyard. 2 bedrooms, main bathroom, separate laundry and great size kitchen.

Comparable Properties



5/5 Danin St PASCOE VALE 3044 (REI)

2 1 1

Price: $640,000
Method: Sold Before Auction
Date: 15/10/2025
Property Type: Unit

Agent Comments

Good comparable as in close proximity, very similar condition, View st slightly bigger living area, Danin has a garage.



4/7 Farringdon St PASCOE VALE 3044 (REI/VG)

2 1 1

Price: $616,000
Method: Private Sale
Date: 25/09/2025
Property Type: Villa

Agent Comments

Similar time built, in close proximity with carport also, View is slightly bigger allotment so superior.



4/16 Bristol Rd PASCOE VALE 3044 (REI/VG)

2 1 1

Price: $668,000
Method: Sold Before Auction
Date: 04/09/2025
Property Type: Unit
Land Size: 179 sqm approx

Agent Comments

Excellent comparable, similar condition, accommodation and size, Bristol has a roller door to carport, both are one of four.

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