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	3/558 Pascoe Vale Road, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $500,000 & $550,000

Median sale price

Median price $687,100 Property Type Townhouse Suburb Pascoe Vale

Period - From 25/11/2024 to 24/11/2025 Source Property Data

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	6/535 Pascoe Vale Rd PASCOE VALE 3044	$540,000	03/07/2025
2	10/148 Waterloo Rd OAK PARK 3046	$550,000	05/06/2025
3	3/7 Mccracken Av PASCOE VALE 3044	$580,000	31/05/2025

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: 25/11/2025 09:44

3/558 Pascoe Vale Road, Pascoe Vale Vic 3044

Lucas Mills
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2 1 1

Property Type: Townhouse (Single)

Indicative Selling Price
$500,000 - $550,000
Median Townhouse Price
25/11/2024 - 24/11/2025: $687,100

Agent Comments

Tucked away in a boutique block of just four, this modern two-bedroom townhouse combines impressive space with low-maintenance living.

Comparable Properties



6/535 Pascoe Vale Rd PASCOE VALE 3044 (REI/VG)

2 2 1

Price: $540,000
Method: Private Sale
Date: 03/07/2025
Property Type: Townhouse (Single)

Agent Comments

Very comparable location, inferior as much smaller and in a larger development.



10/148 Waterloo Rd OAK PARK 3046 (VG)

2 - -

Price: $550,000
Method: Sale
Date: 05/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

More of an apartment style property, slightly newer. Similar location.



3/7 Mccracken Av PASCOE VALE 3044 (REI/VG)

2 2 1

Price: $580,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)

Agent Comments

Similar property offering similar accomodation. Superior location.

Account - Lucas Mills Real Estate

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