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	3/62 AUSTIN CRESCENT 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	$685,000	&	$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,170,000	Property type	House	Suburb	Pascoe Vale
Period-from	01 Nov 2024	to	31 Oct 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.

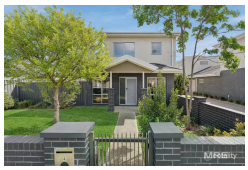
Address of comparable property	Price	Date of sale
4/53 DANIN STREET PASCOE VALE VIC 3044	$690,000	16-Oct-25
3/37 ARNDT ROAD PASCOE VALE VIC 3044	$688,000	21-Oct-25
3/2 KIRBISTER STREET PASCOE VALE VIC 3044	$732,000	11-Sep-25

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: 10 November 2025

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4/53 DANIN STREET PASCOE VALE VIC 3044

2 1 1

Sold Price RS $690,000 Sold Date 16-Oct-25

Distance 0.26km



3/37 ARNDT ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price RS $688,000 Sold Date 21-Oct-25

Distance 0.36km



3/2 KIRBISTER STREET PASCOE VALE VIC 3044

2 1 1

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

Distance 1.69km

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

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