

# 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

8/21 Arndt Road, Pascoe Vale VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$549,000

### Median sale price

Median price

\$688,000

Property Type

Unit

Suburb

Pascoe Vale

Period - From

02/10/2025

to

31/03/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/12 Surrey St, Pascoe Vale Vic	\$520,000	15/11/2025
4/23-25 Sefton St, Pascoe Vale Vic	\$565,000	26/11/2025
3/13 Olive Gr, Pascoe Vale Vic	\$538,000	30/01/2026

This Statement of Information was prepared on:

02/04/2026