

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

3/4 GROVER STREET 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2025

to

31 Mar 2026

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

5/18 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$750,000	28-Jan-26
3/62 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$820,000	29-Nov-25
4/33 PARK STREET PASCOE VALE VIC 3044	\$768,000	21-Mar-26

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: 02 April 2026



5/18 AUSTIN CRESCENT PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$750,000

Sold Date

28-Jan-26

Distance

0.32km



3/62 AUSTIN CRESCENT PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$820,000

Sold Date

29-Nov-25

Distance

0.66km



4/33 PARK STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price

^{RS} **\$768,000**

Sold Date

21-Mar-26

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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