

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

2/465 PASCOE VALE ROAD STRATHMORE VIC 3041

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

\$590,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Mar 2025

to

28 Feb 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

3/100 RAILWAY PARADE PASCOE VALE VIC 3044	\$605,000	15-Dec-25
2/30-32 DANIN STREET PASCOE VALE VIC 3044	\$635,000	05-Nov-25
3/8 VIEW STREET PASCOE VALE VIC 3044	\$640,000	15-Nov-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: 17 March 2026



3/100 RAILWAY PARADE PASCOE VALE VIC 3044 Sold Price **\$605,000** Sold Date **15-Dec-25**

 2  1  1

Distance **0.98km**



2/30-32 DANIN STREET PASCOE VALE VIC 3044 Sold Price **\$635,000** Sold Date **05-Nov-25**

 2  2  1

Distance **1.1km**



3/8 VIEW STREET PASCOE VALE VIC 3044 Sold Price **\$640,000** Sold Date **15-Nov-25**

 2  1  1

Distance **0.83km**

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

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