

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

2/1 VALE 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Pascoe Vale

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

6/4 VIEW STREET PASCOE VALE VIC 3044	\$650,000	29-Nov-25
2/33 VIEW STREET PASCOE VALE VIC 3044	\$652,500	21-Nov-25
3/32 VIEW STREET PASCOE VALE VIC 3044	\$710,000	19-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: 19 March 2026



**6/4 VIEW STREET PASCOE VALE
VIC 3044**

Sold Price

\$650,000

Sold Date **29-Nov-25**

2 1 1

Distance **0.24km**



**2/33 VIEW STREET PASCOE VALE
VIC 3044**

Sold Price

\$652,500

Sold Date **21-Nov-25**

2 1 1

Distance **0.35km**



**3/32 VIEW STREET PASCOE VALE
VIC 3044**

Sold Price

\$710,000

Sold Date **19-Nov-25**

2 1 1

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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