

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

3/520 PASCOE VALE ROAD 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

\$695,000

&

\$750,000

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

7/52 KENT ROAD PASCOE VALE VIC 3044	\$730,000	15-Jan-26
3/307 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$720,000	31-Dec-25
2/79 KENT ROAD PASCOE VALE VIC 3044	\$701,000	19-Dec-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: 12 March 2026



**7/52 KENT ROAD PASCOE VALE
VIC 3044**

 3  2  1

Sold Price

\$730,000

Sold Date

15-Jan-26

Distance

2.03km



**3/307 CUMBERLAND ROAD
PASCOE VALE VIC 3044**

 2  2  1

Sold Price

\$720,000

Sold Date

31-Dec-25

Distance

2km



**2/79 KENT ROAD PASCOE VALE
VIC 3044**

 2  2  1

Sold Price

\$701,000

Sold Date

19-Dec-25

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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