

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

1/5 Bristol Road, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$840,000

Median sale price

Median price \$700,000 Property Type Townhouse Suburb Pascoe Vale

Period - From 07/04/2025 to 06/04/2026 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Douglas St PASCOE VALE 3044	\$830,000	14/02/2026
2	3/222 Boundary Rd PASCOE VALE 3044	\$820,000	12/12/2025
3	4/25 Danin St PASCOE VALE 3044	\$830,000	27/11/2025

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 six months.~~

This Statement of Information was prepared on:

07/04/2026 19:16



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$780,000 - \$840,000
Median Townhouse Price
07/04/2025 - 06/04/2026: \$700,000

Comparable Properties



6 Douglas St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$830,000
Method: Auction Sale
Date: 14/02/2026
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 171 sqm approx



3/222 Boundary Rd PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$820,000
Method: Sold Before Auction
Date: 12/12/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 162 sqm approx



4/25 Danin St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 27/11/2025
Property Type: Townhouse (Single)