

## 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

1/27 DANIN STREET PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,000

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

2/124 ESSEX STREET PASCOE VALE VIC 3044	\$950,000	06-Feb-26
1/39 GRANDVIEW STREET GLENROY VIC 3046	\$890,000	07-Jan-26
2/12 GEAKE STREET COBURG VIC 3058	\$930,000	29-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: 15 April 2026


**2/124 ESSEX STREET PASCOE VALE VIC 3044**
 4  3  2

 Sold Price **\$950,000** Sold Date **06-Feb-26**

 Distance **0.62km**

**1/39 GRANDVIEW STREET GLENROY VIC 3046**
 4  3  2

 Sold Price **\$890,000** Sold Date **07-Jan-26**

 Distance **2.23km**

**2/12 GEAKE STREET COBURG VIC 3058**
 4  1  1

 Sold Price **\$930,000** Sold Date **29-Nov-25**

 Distance **3.31km**

RS = Recent sale

UN = Undisclosed Sale

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