

# 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

60 Pleasant 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)

Range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,351,000

Property Type

Vacant land

Suburb

Pascoe Vale

Period - From

24/02/2025

to

23/02/2026

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	32 Bolingbroke St PASCOE VALE 3044	\$1,540,000	31/12/2025
2	232 Boundary Rd PASCOE VALE 3044	\$1,351,000	30/10/2025
3			

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:

24/02/2026 15:26

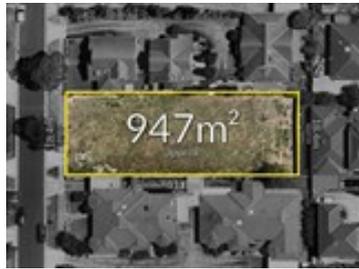


**Property Type:** Land

**Land Size:** 674 sqm approx

Agent Comments

## Comparable Properties



**32 Bolingbroke St PASCOE VALE 3044 (REI)**

Agent Comments



**Price:** \$1,540,000

**Method:** Private Sale

**Date:** 31/12/2025

**Property Type:** Land



**232 Boundary Rd PASCOE VALE 3044 (REI)**

Agent Comments



**Price:** \$1,351,000

**Method:** Private Sale

**Date:** 30/10/2025

**Property Type:** Land (Res)

**Land Size:** 776 sqm approx

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.