

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

2/3 Parker Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$770,000 & \$800,000

Median sale price

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

Period - From 13/04/2025 to 12/04/2026 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	6/234 Cumberland Rd PASCOE VALE 3044	\$775,000	11/02/2026
2	1 Bailey Cr OAK PARK 3046	\$795,000	09/02/2026
3	1/4 Stewart St PASCOE VALE 3044	\$800,000	12/01/2026

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:

13/04/2026 14:52



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/234 Cumberland Rd PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$775,000

Method: Sold Before Auction

Date: 11/02/2026

Property Type: Townhouse (Res)



1 Bailey Cr OAK PARK 3046 (REI)

Agent Comments



Price: \$795,000

Method: Private Sale

Date: 09/02/2026

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 207 sqm approx



1/4 Stewart St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 12/01/2026

Property Type: Townhouse (Res)

Land Size: 178 sqm approx