

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

7/20 Austin Crescent, Pascoe Vale VIC 3044

Indicative selling price

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

Single price \$949,900

Median sale price

Median price \$700,000

Property Type Unit

Suburb Pascoe Vale

Period - From 20/10/2025

to 19/04/2026

Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/27 Watt Av, Oak Park Vic	\$956,000	18/04/2026
89 Essex St, Pascoe Vale Vic	\$959,000	11/04/2026
4/86 Railway Pde, Pascoe Vale Vic	\$970,000	09/04/2026

This Statement of Information was prepared on:

20/04/2026

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.