

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

1/572 PASCOE VALE ROAD PASCOE VALE VIC 3044

Indicative selling price

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

Single Price

or range
between

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2025

to

31 Aug 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

4/53 PARK STREET PASCOE VALE VIC 3044	\$860,000	02-Apr-26
76A DEVON ROAD PASCOE VALE VIC 3044	\$825,000	07-Jul-26
142 WATERLOO ROAD PASCOE VALE VIC 3044	\$840,000	06-Aug-26

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: 28 September 2026



**4/53 PARK STREET PASCOE VALE
VIC 3044**

Sold Price

\$860,000

Sold Date

02-Apr-26

2

1

-

Distance

0.22km



**76A DEVON ROAD PASCOE VALE
VIC 3044**

Sold Price

\$825,000

Sold Date

07-Jul-26

3

2

3

Distance

0.23km



**142 WATERLOO ROAD PASCOE
VALE VIC 3044**

Sold Price

\$840,000

Sold Date

06-Aug-26

3

2

2

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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