

## 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

2/48 PARK 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2025

to

31 Dec 2025

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

4/25 DANIN STREET PASCOE VALE VIC 3044	\$830,000	27-Nov-25
5/6 PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$800,000	05-Sep-25
4/15 HAZEL GROVE PASCOE VALE VIC 3044	\$870,000	25-Oct-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: 09 January 2026

Joshua Abdallah  
M 0427829562  
E joshua@therealestestate.com.au



**4/25 DANIN STREET PASCOE  
VALE VIC 3044**

3 2 2

Sold Price

<sup>RS</sup>

**\$830,000**

Sold Date

**27-Nov-25**

Distance

**0.38km**



**5/6 PLYMOUTH AVENUE PASCOE  
VALE VIC 3044**

3 2 1

Sold Price

**\$800,000**

Sold Date

**05-Sep-25**

Distance

**1.65km**



**4/15 HAZEL GROVE PASCOE VALE  
VIC 3044**

3 2 1

Sold Price

<sup>RS</sup>

**\$870,000**

Sold Date

**25-Oct-25**

Distance

**1.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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