

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 (*Delete single price or range as applicable)

Single Price		or range between	\$800,000	&	\$880,000
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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

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4/25 DANIN STREET PASCOE
VALE VIC 3044

3 2 2

Sold Price

^{RS} \$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

^{RS} \$870,000 Sold Date 25-Oct-25

Distance 1.48km

RS = Recent sale UN = Undisclosed Sale

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