

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

1/11 RHODES PARADE 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Dec 2024

to

30 Nov 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

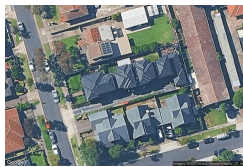
Date of sale

2/42 PARK STREET PASCOE VALE VIC 3044	\$731,000	26-Jun-25
2/157 ESSEX STREET PASCOE VALE VIC 3044	\$725,000	08-Jul-25
1/14 PARKER STREET PASCOE VALE VIC 3044	\$740,000	06-Nov-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: 11 December 2025

**2/42 PARK STREET PASCOE VALE
VIC 3044**

2 1 1

Sold Price

\$731,000

Sold Date

26-Jun-25

Distance

1.18km**2/157 ESSEX STREET PASCOE
VALE VIC 3044**

2 1 1

Sold Price

\$725,000

Sold Date

08-Jul-25

Distance

1.08km**1/14 PARKER STREET PASCOE
VALE VIC 3044**

2 1 1

Sold Price

\$740,000

Sold Date

06-Nov-25

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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