

## 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

1/3 VIRGINIA STREET PASCOE VALE VIC 3044

### Indicative selling price

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

Single Price

or range  
between

\$625,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|   |           |           |
|---|-----------|-----------|
| 4/11 PLYMOUTH AVENUE PASCOE VALE VIC 3044 | \$646,000 | 28-Mar-25 |
| 43/146 BOUNDARY ROAD PASCOE VALE VIC 3044 | \$630,000 | 01-Apr-25 |
| 5/28 DANIN STREET PASCOE VALE VIC 3044    | \$638,000 | 14-Apr-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: 19 June 2025



**4/11 PLYMOUTH AVENUE PASCOE  
VALE VIC 3044**

Sold Price

**\$646,000**

Sold Date

**28-Mar-25**

 2

 1

 1

Distance

**0.63km**



**43/146 BOUNDARY ROAD PASCOE  
VALE VIC 3044**

Sold Price

**\$630,000**

Sold Date

**01-Apr-25**

 2

 1

 1

Distance

**0.32km**



**5/28 DANIN STREET PASCOE  
VALE VIC 3044**

Sold Price

**\$638,000**

Sold Date

**14-Apr-25**

 2

 1

 1

Distance

**1.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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