

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

1/4 KAUMPLE 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

\$585,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2024

to

31 Aug 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

5/21 ALPINE GROVE PASCOE VALE VIC 3044	\$620,000	18-Jun-25
5/50 DANIN STREET PASCOE VALE VIC 3044	\$626,500	23-Jun-25
4/146 BOUNDARY ROAD PASCOE VALE VIC 3044	\$630,000	03-Jun-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: 25 September 2025



5/21 ALPINE GROVE PASCOE VALE VIC 3044

Sold Price

\$620,000

Sold Date

18-Jun-25

 2

 1

 1

Distance

0.78km



5/50 DANIN STREET PASCOE VALE VIC 3044

Sold Price

\$626,500

Sold Date

23-Jun-25

 2

 1

 1

Distance

1.39km



4/146 BOUNDARY ROAD PASCOE VALE VIC 3044

Sold Price

\$630,000

Sold Date

03-Jun-25

 2

 1

 1

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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