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	1/5 Danin Street, Pascoe Vale Vic 3044
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$675,000	&	\$725,000
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Median sale price

Median price	\$687,550	Pro	perty Type	Townhouse		Suburb	Pascoe Vale
Period - From	02/12/2024	to	01/12/2025		Source	Property	/ Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2/14 Fawkner Rd PASCOE VALE 3044	\$780,000	24/11/2025
2	4/53 Danin St PASCOE VALE 3044	\$690,000	16/10/2025
3	4/11 Danin St PASCOE VALE 3044	\$778,000	15/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/12/2025 15:56







Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$675,000 - \$725,000 **Median Townhouse Price** 02/12/2024 - 01/12/2025: \$687,550

Comparable Properties



2/14 Fawkner Rd PASCOE VALE 3044 (REI)

Price: \$780,000

Method: Private Sale Date: 24/11/2025

Property Type: Townhouse (Single)

Agent Comments



4/53 Danin St PASCOE VALE 3044 (REI/VG)

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Agent Comments

Price: \$690,000 Method: Private Sale Date: 16/10/2025

Property Type: Townhouse (Single)

4/11 Danin St PASCOE VALE 3044 (REI/VG)

Price: \$778,000

Method: Sold Before Auction

Date: 15/08/2025

Property Type: Townhouse (Res)

Agent Comments

Account - Atria Real Estate





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