

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/5 Danin Street, Pascoe Vale Vic 3044

Indicative selling price

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

Single price \$775,000

Median sale price

Median price \$695,950

Property Type Townhouse

Suburb Pascoe Vale

Period - From 13/12/2024

to 12/12/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	3/94 Northumberland Rd PASCOE VALE 3044	\$750,000	04/12/2025
2	2/14 Fawkner Rd PASCOE VALE 3044	\$780,000	24/11/2025
3	1/53 Danin St PASCOE VALE 3044	\$760,000	28/06/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

13/12/2025 15:27



3 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$775,000

Median Townhouse Price

13/12/2024 - 12/12/2025: \$695,950

Comparable Properties



3/94 Northumberland Rd PASCOE VALE 3044 (REI)

Agent Comments

3 1 1

Price: \$750,000

Method: Private Sale

Date: 04/12/2025

Property Type: Townhouse (Res)

Land Size: 142 sqm approx



2/14 Fawkner Rd PASCOE VALE 3044 (REI)

Agent Comments

3 1 2

Price: \$780,000

Method: Private Sale

Date: 24/11/2025

Property Type: Townhouse (Res)



1/53 Danin St PASCOE VALE 3044 (REI/VG)

Agent Comments

3 1 2

Price: \$760,000

Method: Auction Sale

Date: 28/06/2025

Property Type: Townhouse (Res)

Account - Atria Real Estate