

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

1/5 Danin Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$675,000

&

\$725,000

Median sale price

Median price \$687,550

Property 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	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 comparable properties 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



3 1.5 2

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)

Agent Comments

3 1 2

Price: \$780,000

Method: Private Sale

Date: 24/11/2025

Property Type: Townhouse (Single)



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

Agent Comments

2 1 1

Price: \$690,000

Method: Private Sale

Date: 16/10/2025

Property Type: Townhouse (Single)



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

Agent Comments

2 1 1

Price: \$778,000

Method: Sold Before Auction

Date: 15/08/2025

Property Type: Townhouse (Res)

Account - Atria Real Estate