

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

1/57 WARWICK ROAD 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

\$725,000

&

\$785,000

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

4/58 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$752,000	05-May-25
1/71 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$711,000	03-Jun-25
1/53 DANIN STREET PASCOE VALE VIC 3044	\$760,000	28-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: 24 September 2025



4/58 AUSTIN CRESCENT PASCOE VALE VIC 3044

Sold Price

\$752,000

Sold Date

05-May-25



3



1



1

Distance

0.87km



1/71 CUMBERLAND ROAD PASCOE VALE VIC 3044

Sold Price

\$711,000

Sold Date

03-Jun-25



3



1



1

Distance

1.03km



1/53 DANIN STREET PASCOE VALE VIC 3044

Sold Price

\$760,000

Sold Date

28-Jun-25



3



1



1

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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