

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

2/33 VIEW 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2024

to

31 Oct 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

2/137 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$600,000	05-Nov-25
6/55 WARWICK ROAD PASCOE VALE VIC 3044	\$615,000	07-Aug-25
2/107 ESSEX STREET PASCOE VALE VIC 3044	\$650,000	13-May-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: 07 November 2025



**2/137 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

Sold Price

^{RS}

\$600,000

Sold Date

05-Nov-25

 2

 1

 1

Distance

0.74km



**6/55 WARWICK ROAD PASCOE
VALE VIC 3044**

Sold Price

\$615,000

Sold Date

07-Aug-25

 2

 1

 1

Distance

1.22km



**2/107 ESSEX STREET PASCOE
VALE VIC 3044**

Sold Price

\$650,000

Sold Date

13-May-25

 2

 1

 1

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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