

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

2/7 HAZEL GROVE 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2025

to

31 May 2026

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

4/148 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$660,000	27-May-26
5/528-530 PASCOE VALE ROAD PASCOE VALE VIC 3044	\$675,000	09-Apr-26
234A BOUNDARY ROAD PASCOE VALE VIC 3044	\$670,000	06-Feb-26

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: 22 June 2026



**4/148 CUMBERLAND ROAD
PASCOE VALE VIC 3044**

2 1 1

Sold Price

^{RS} **\$660,000** Sold Date **27-May-26**

Distance **0.22km**



**5/528-530 PASCOE VALE ROAD
PASCOE VALE VIC 3044**

3 2 1

Sold Price

\$675,000 Sold Date **09-Apr-26**

Distance **1.46km**



**234A BOUNDARY ROAD PASCOE
VALE VIC 3044**

3 1 1

Sold Price

\$670,000 Sold Date **06-Feb-26**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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