

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

3/11 OAK 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

\$665,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2025

to

30 Jun 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

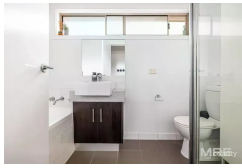
Date of sale

3/83 PARK STREET PASCOE VALE VIC 3044	\$700,000	10-Apr-26
4/32 PARK STREET PASCOE VALE VIC 3044	\$695,000	19-Mar-26
6/19 ARNDT ROAD PASCOE VALE VIC 3044	\$702,500	02-Jun-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: 29 July 2026



**3/83 PARK STREET PASCOE VALE
VIC 3044**

Sold Price

\$700,000

Sold Date

10-Apr-26

 2

 1

 1

Distance

0.17km



**4/32 PARK STREET PASCOE VALE
VIC 3044**

Sold Price

\$695,000

Sold Date

19-Mar-26

 2

 1

 1

Distance

0.44km



**6/19 ARNDT ROAD PASCOE VALE
VIC 3044**

Sold Price

^{RS} **\$702,500**

Sold Date

02-Jun-26

 2

 1

 1

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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