

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

3/19 GREENWOOD STREET PASCOE VALE SOUTH 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

\$670,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Oct 2024

to

30 Sep 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

3/2 KIRBISTER STREET PASCOE VALE VIC 3044	\$732,000	11-Sep-25
3/1 SHACKELL STREET COBURG VIC 3058	\$735,000	22-Aug-25
2/275 OHEA STREET PASCOE VALE SOUTH VIC 3044	\$730,000	15-Aug-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: 31 October 2025


**3/2 KIRBISTER STREET PASCOE
VALE VIC 3044**
 2  1  1

Sold Price

\$732,000

Sold Date

11-Sep-25

Distance

0.65km

**3/1 SHACKELL STREET COBURG
VIC 3058**
 2  -  -

Sold Price

\$735,000

Sold Date

22-Aug-25

Distance

0.69km

**2/275 OHEA STREET PASCOE
VALE SOUTH VIC 3044**
 2  2  2

Sold Price

\$730,000

Sold Date

15-Aug-25

Distance

0.5km
RS = Recent sale

UN = Undisclosed Sale

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