

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

3/222 BOUNDARY 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,163,500

Property type

House

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

3/52 VIEW STREET PASCOE VALE VIC 3044	\$790,000	10-Oct-25
2/52 VIEW STREET PASCOE VALE VIC 3044	\$772,000	-
2/50 DANIN STREET PASCOE VALE VIC 3044	\$800,000	09-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: 07 November 2025



3/52 VIEW STREET PASCOE VALE VIC 3044

Sold Price

^{RS} **\$790,000**

Sold Date

10-Oct-25

 3  2  -

Distance

1.31km



2/52 VIEW STREET PASCOE VALE VIC 3044

Sold Price

\$772,000

Sold Date

-

 3  2  2

Distance

1.31km



2/50 DANIN STREET PASCOE VALE VIC 3044

Sold Price

\$800,000

Sold Date

09-Aug-25

 3  2  2

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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