

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

3/37 ARNDT 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2024

to

31 Aug 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

5/28 DANIN STREET PASCOE VALE VIC 3044	\$638,000	14-Apr-25
3/27 DANIN STREET PASCOE VALE VIC 3044	\$680,000	30-May-25
7/23 ARNDT ROAD PASCOE VALE VIC 3044	\$620,000	02-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: 08 September 2025



5/28 DANIN STREET PASCOE VALE VIC 3044

2 1 1

Sold Price

\$638,000

Sold Date **14-Apr-25**

Distance **0.39km**



3/27 DANIN STREET PASCOE VALE VIC 3044

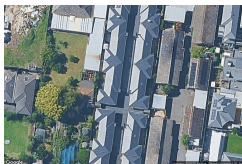
2 2 1

Sold Price

\$680,000

Sold Date **30-May-25**

Distance **0.41km**



7/23 ARNDT ROAD PASCOE VALE VIC 3044

2 1 -

Sold Price

\$620,000

Sold Date **02-May-25**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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