

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

3/52 VIEW 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

\$750,000

&

\$800,000

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

2/50 DANIN STREET PASCOE VALE VIC 3044	\$800,000	09-Aug-25
2/16 DANIN STREET PASCOE VALE VIC 3044	\$750,000	28-Apr-24
4/16 DANIN STREET PASCOE VALE VIC 3044	\$750,000	13-Apr-24

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: 11 September 2025


2/50 DANIN STREET PASCOE VALE VIC 3044

Sold Price

\$800,000

 Sold Date **09-Aug-25**

3 2 2

 Distance **0.16km**

2/16 DANIN STREET PASCOE VALE VIC 3044

Sold Price

\$750,000

 Sold Date **28-Apr-24**

3 2 2

 Distance **0.23km**

4/16 DANIN STREET PASCOE VALE VIC 3044

Sold Price

 Sold Date **13-Apr-24**

3 2 2

 Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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