

# 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 3/558 Pascoe Vale Road, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$687,100 Property Type Townhouse Suburb Pascoe Vale

Period - From 25/11/2024 to 24/11/2025 Source Property Data

### 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 six 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
1	6/535 Pascoe Vale Rd PASCOE VALE 3044	\$540,000	03/07/2025
2	10/148 Waterloo Rd OAK PARK 3046	\$550,000	05/06/2025
3	3/7 Mccracken Av PASCOE VALE 3044	\$580,000	31/05/2025

**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 six months.~~

This Statement of Information was prepared on: 25/11/2025 09:44

Lucas Mills

0410037682

0410037682

lucas@lucasmills.com.au

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Townhouse Price**

25/11/2024 - 24/11/2025: \$687,100



2 1 1

**Property Type:** Townhouse  
(Single)

**Agent Comments**

Tucked away in a boutique block of just four, this modern two-bedroom townhouse combines impressive space with low-maintenance living.

## Comparable Properties



**6/535 Pascoe Vale Rd PASCOE VALE 3044 (REI/VG)**

2 2 1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 03/07/2025

**Property Type:** Townhouse (Single)

**Agent Comments**

Very comparable location, inferior as much smaller and in a larger development.



**10/148 Waterloo Rd OAK PARK 3046 (VG)**

2 - -

**Price:** \$550,000

**Method:** Sale

**Date:** 05/06/2025

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments**

More of an apartment style property, slightly newer. Similar location.



**3/7 Mccracken Av PASCOE VALE 3044 (REI/VG)**

2 2 1

**Price:** \$580,000

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** Townhouse (Res)

**Agent Comments**

Similar property offering similar accomodation. Superior location.

**Account - Lucas Mills Real Estate**



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.