## 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	3/558 Pascoe Vale Road, Pascoe Vale Vic 3044
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$550,000	&	\$595,000

### Median sale price

Median price	\$687,000	Pro	perty Type	Townhouse		Suburb	Pascoe Vale
Period - From	06/11/2024	to	05/11/2025		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

Add	dress of comparable property	Price	Date of sale
1	3/158 Waterloo Rd OAK PARK 3046	\$640,000	20/09/2025
2	1/662 Pascoe Vale Rd OAK PARK 3046	\$577,500	18/09/2025
3	6/535 Pascoe Vale Rd PASCOE VALE 3044	\$540,000	03/07/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/11/2025 10:27



## **LUCAS MILLS**

Lucas Mills 0410037682 0410037682

**Indicative Selling Price** \$550,000 - \$595,000 **Median Townhouse Price** 

06/11/2024 - 05/11/2025: \$687,000

lucas@lucasmills.com.au





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.

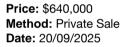
## Comparable Properties



3/158 Waterloo Rd OAK PARK 3046 (REI)

Agent Comments

Offering one extra bathroom and slightly newer, inferior suburb.



Property Type: Townhouse (Single)



1/662 Pascoe Vale Rd OAK PARK 3046 (REI)

2

**Agent Comments** 

Very similar location, smaller floor area however offers an extra bathroom.

Price: \$577,500 Method: Private Sale Date: 18/09/2025

Property Type: Townhouse (Single)



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

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.

#### Account - Lucas Mills Real Estate





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