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

3/590 BELL STREET PASCOE VALE SOUTH 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	\$585,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$702,500	Prop	erty type	Unit		Suburb	Pascoe Vale South
Period-from	01 Nov 2024	to	31 Oct 2	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
4/348 GAFFNEY STREET PASCOE VALE VIC 3044	\$595,000	01-Nov-25
2/107 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$575,000	23-Jun-25
3/7 MCCRACKEN AVENUE PASCOE VALE VIC 3044	\$580,000	31-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 November 2025





Rebecca Coward

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4/348 GAFFNEY STREET PASCOE Sold Price VALE VIC 3044

RS \$595,000 Sold Date 01-Nov-25

■ 2

₾ 2 😞 1

Distance

0.79km



2/107 CUMBERLAND ROAD **PASCOE VALE VIC 3044**

₽ 1

Sold Price

\$575,000 Sold Date 23-Jun-25

0.95km Distance



3/7 MCCRACKEN AVENUE PASCOE Sold Price VALE VIC 3044

= 2

₾ 2

□ 1

\$1

\$580,000 Sold Date **31-May-25**

Distance 1.19km

RS = Recent sale

UN = Undisclosed Sale

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