

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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Dec 2024

to

30 Nov 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

12/80 MITCHELL PARADE PASCOE VALE SOUTH VIC 3044	\$600,000	24-Oct-25
4/9-11 KINROSS STREET PASCOE VALE VIC 3044	\$570,000	01-Oct-25
2/590 BELL STREET PASCOE VALE SOUTH VIC 3044	\$535,000	24-Jul-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: 03 December 2025



12/80 MITCHELL PARADE PASCOE VALE SOUTH VIC 3044

 2
  2
  1

Sold Price

^{RS} **\$600,000**

Sold Date

24-Oct-25

Distance

0.08km



4/9-11 KINROSS STREET PASCOE VALE VIC 3044

 2
  1
  1

Sold Price

\$570,000

Sold Date

01-Oct-25

Distance

0.61km



2/590 BELL STREET PASCOE VALE SOUTH VIC 3044

 2
  1
  1

Sold Price

\$535,000

Sold Date

24-Jul-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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