

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

4/2 WICKLOW 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

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2024

to

31 Oct 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

4/146 BOUNDARY ROAD PASCOE VALE VIC 3044	\$630,000	03-Jun-25
85/146 BOUNDARY ROAD PASCOE VALE VIC 3044	\$645,000	19-Jun-25
3/37 ARNDT ROAD PASCOE VALE VIC 3044	\$688,000	21-Oct-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: 01 November 2025



**4/146 BOUNDARY ROAD PASCOE
VALE VIC 3044**

2 1 1

Sold Price

\$630,000

Sold Date

03-Jun-25

Distance

0.38km



**85/146 BOUNDARY ROAD PASCOE
VALE VIC 3044**

2 1 1

Sold Price

\$645,000

Sold Date

19-Jun-25

Distance

0.38km



**3/37 ARNDT ROAD PASCOE VALE
VIC 3044**

2 1 1

Sold Price

^{RS}**\$688,000**

Sold Date

21-Oct-25

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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