

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

4/48 Railway Parade, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$665,000

&

\$715,000

Median sale price

Median price \$698,500

Property Type Unit

Suburb Pascoe Vale

Period - From 01/04/2025

to

30/06/2025

Source REIV

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	2/157 Essex St PASCOE VALE 3044	\$725,000	07/07/2025
2	2/9 Hazel Gr PASCOE VALE 3044	\$680,100	20/03/2025
3	3/3 Plymouth Av PASCOE VALE 3044	\$701,000	13/03/2025

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:

01/09/2025 14:58



2 1 1

Rooms: 4

Property Type: Townhouse

Land Size: 133 sqm approx

Agent Comments

Comparable Properties



2/157 Essex St PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$725,000

Method: Sold Before Auction

Date: 07/07/2025

Property Type: Townhouse (Res)



2/9 Hazel Gr PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$680,100

Method: Sold Before Auction

Date: 20/03/2025

Property Type: Unit



3/3 Plymouth Av PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$701,000

Method: Private Sale

Date: 13/03/2025

Property Type: Unit