

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

4/73 Westgate Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between

\$680,000

&

\$730,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Pascoe Vale South

Period - From

01/07/2025

to

30/09/2025

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	3/19 Greenwood St PASCOE VALE SOUTH 3044	\$750,000	26/11/2025
2	1/5 Mitchell Pde PASCOE VALE SOUTH 3044	\$650,000	11/10/2025
3	2/275 Ohea St PASCOE VALE SOUTH 3044	\$730,000	15/08/2025

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:

27/11/2025 20:29

4/73 Westgate Street, Pascoe Vale South Vic 3044

**Stockdale
& Leggo**

Daniel Imbesi

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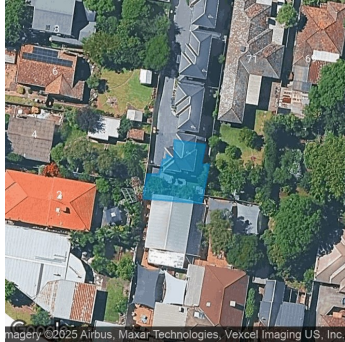
dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

September quarter 2025: \$730,000



2 1 1

Rooms: 4

Property Type: Townhouse

Land Size: 142 sqm approx

Agent Comments

Comparable Properties



3/19 Greenwood St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

2 1 2

Price: \$750,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Unit



1/5 Mitchell Pde PASCOE VALE SOUTH 3044 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Unit



2/275 Ohea St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

2 2 2

Price: \$730,000

Method: Sold Before Auction

Date: 15/08/2025

Property Type: Unit

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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