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	44 PASCOLO WAY WYNDHAM VALE VIC 3024						
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		\$600,000	8	\$640,000
Median sale price							
(*Delete house or unit as ap	ρlicab l e)						
Median Price	\$470,000	Property type		Unit	Suburb	b Wyndham 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					F	Price	Date of sale
15 PALLINA WAY WYNDHAM VALE VIC 3024						\$625,000	23-May-25

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: 10 November 2025



OR



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15 PALLINA WAY WYNDHAM VALE Sold Price VIC 3024

\$625,000 Sold Date 23-May-25

Distance

1.34km

RS = Recent sale UN = Undisclosed Sale

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