

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 6/4 View Street, Pascoe Vale, VIC 3044

Indicative selling price

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

Price Range

\$580,000

&

\$638,000

Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Pascoe Vale (3044)

Period - From

01/04/2025

to

30/09/2025

Source

Cotality

Comparable property sales

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
3/6 VIEW STREET, PASCOE VALE VIC 3044	\$610,000	17/04/2025
3/7 MCCracken AVENUE, PASCOE VALE VIC 3044	\$580,000	31/05/2025
4/14-16 GROVER STREET, PASCOE VALE VIC 3044	\$630,000	03/05/2025

This Statement of Information was prepared on: 17/10/2025