

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

644 BELL STREET PASCOE VALE SOUTH VIC 3044

Indicative selling price

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

Single price

\$1,050,000

or range between

&

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

PASCOE VALE SOUTH

Period - From

01 Jun 2024

to

31 May 2025

Source

Corelogic

Comparable property sales

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
30 HELIOPOLIS STREET PASCOE VALE SOUTH VIC 3044	\$1,075,000	02-Jun-25
13 POWER STREET PASCOE VALE SOUTH VIC 3044	\$1,100,000	23-Nov-24
8B NORTHGATE STREET PASCOE VALE SOUTH VIC 3044	\$1,080,000	02-Aug-24

This Statement of Information was prepared on:

9/06/2025