

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

1/27 DANIN STREET PASCOE VALE VIC 3044

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

\$920,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2025

to

28 Feb 2026

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

Price

Date of sale

2/124 ESSEX STREET PASCOE VALE VIC 3044	\$950,000	04-Feb-26
27B ARCHIBALD STREET PASCOE VALE VIC 3044	\$996,000	09-Dec-25
41 VIEW STREET PASCOE VALE VIC 3044	\$1,030,000	29-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 10 March 2026


**2/124 ESSEX STREET PASCOE
VALE VIC 3044**

 4
  3
  2

Sold Price

^{RS} **\$950,000** Sold Date **04-Feb-26**

 Distance **0.62km**

**27B ARCHIBALD STREET PASCOE
VALE VIC 3044**

 4
  3
  1

Sold Price

\$996,000 Sold Date **09-Dec-25**

 Distance **0.56km**

**41 VIEW STREET PASCOE VALE
VIC 3044**

 4
  3
  2

Sold Price

\$1,030,000 Sold Date **29-Nov-25**

 Distance **0.26km**
RS = Recent sale

UN = Undisclosed Sale

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