

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

1/30 Cornwall Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$675,000

Property Type Unit

Suburb Pascoe Vale

Period - From 01/04/2026

to 30/06/2026

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	1a Colorado St PASCOE VALE 3044	\$951,000	16/07/2026
2	25 Glenroy Rd GLENROY 3046	\$891,200	02/06/2026
3	3/45 Watt Av OAK PARK 3046	\$955,000	14/03/2026

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:

26/08/2026 11:06



4 2 2

Property Type: Townhouse (Res)

Land Size: 225 sqm approx

Agent Comments

Indicative Selling Price

\$890,000 - \$970,000

Median Unit Price

June quarter 2026: \$675,000

Comparable Properties



1a Colorado St PASCOE VALE 3044 (REI)

3 2 2

Price: \$951,000

Method: Sold Before Auction

Date: 16/07/2026

Property Type: House (Res)

Agent Comments

Both homes are street facing, similar accommodation however Cornwall Rd benefits from an additional room.



25 Glenroy Rd GLENROY 3046 (REI/VG)

4 2 2

Price: \$891,200

Method: Private Sale

Date: 02/06/2026

Property Type: Townhouse (Single)

Land Size: 268 sqm approx

Agent Comments

within 2kms of Cornwall Road offering similar accommodation



3/45 Watt Av OAK PARK 3046 (VG)

4 - -

Price: \$955,000

Method: Sale

Date: 14/03/2026

Property Type: Strata Unit/Flat

Agent Comments

within 2kms of Cornwall Road offering similar accommodation