

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

1/45 PARK 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

\$970,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2025

to

30 Jun 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

1/86 RAILWAY PARADE PASCOE VALE VIC 3044	\$990,000	14-Jun-26
4/86 RAILWAY PARADE PASCOE VALE VIC 3044	\$970,000	10-Apr-26
5/22 FAWKNER ROAD PASCOE VALE VIC 3044	\$992,500	10-Mar-26

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: 17 July 2026



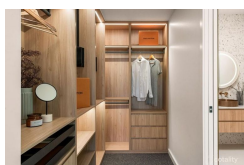
**1/86 RAILWAY PARADE PASCOE
VALE VIC 3044**

 3  2  2

Sold Price

^{RS} **\$990,000** Sold Date **14-Jun-26**

Distance **0.2km**



**4/86 RAILWAY PARADE PASCOE
VALE VIC 3044**

 3  2  2

Sold Price

\$970,000 Sold Date **10-Apr-26**

Distance **0.24km**



**5/22 FAWKNER ROAD PASCOE
VALE VIC 3044**

 3  2  1

Sold Price

\$992,500 Sold Date **10-Mar-26**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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