

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

2/16 Pascoe Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between

\$490,000

&

\$539,000

Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Pascoe Vale

Period - From

17/08/2025

to

16/08/2026

Source

Property Data

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	1/88 Landells Rd PASCOE VALE 3044	\$457,000	30/05/2026
2			
3			

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:

17/08/2026 14:04



1 1 1

Rooms: 2

Property Type: Villa

Agent Comments

Modern 1 bedroom Villa with Lock up garage, extra large out door area, plus separate european laundry

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

17/08/2025 - 16/08/2026: \$690,000

Comparable Properties



1/88 Landells Rd PASCOE VALE 3044 (REI/VG)

1 1 1

Price: \$457,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Unit

Agent Comments

1 Bedroom Villa, inferior in offering, no lock up garage offered, no separate laundry

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.