

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

3/18 Danin Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$595,000

&

\$640,000

Median sale price

Median price \$710,750

Property Type Unit

Suburb Pascoe Vale

Period - From 01/01/2026

to 31/03/2026

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	6/136 Derby St PASCOE VALE 3044	\$610,000	04/05/2026
2	3/18 Neil St HADFIELD 3046	\$605,000	01/05/2026
3	2/465 Pascoe Vale Rd STRATHMORE 3041	\$635,000	30/04/2026

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:

27/05/2026 10:23



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



6/136 Derby St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 04/05/2026

Property Type: Unit

Land Size: 102 sqm approx



3/18 Neil St HADFIELD 3046 (REI)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 01/05/2026

Property Type: Unit



2/465 Pascoe Vale Rd STRATHMORE 3041 (REI)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 30/04/2026

Property Type: Unit

Land Size: 133 sqm approx

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575