

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

3/466 BELL STREET PASCOE VALE SOUTH 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

Pascoe Vale South

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

15/8 PROSPECT STREET PASCOE VALE VIC 3044	\$850,000	30-Jan-26
3/338 PASCOE VALE ROAD ESSENDON VIC 3040	\$840,000	02-Feb-26
4/568 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$890,000	18-Apr-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: 16 July 2026

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15/8 PROSPECT STREET PASCOE VALE VIC 3044

 3  3  1

Sold Price

\$850,000

Sold Date

30-Jan-26

Distance

1.15km



3/338 PASCOE VALE ROAD ESSENDON VIC 3040

 3  3  1

Sold Price

\$840,000

Sold Date

02-Feb-26

Distance

1.43km



4/568 MORELAND ROAD BRUNSWICK WEST VIC 3055

 3  3  2

Sold Price

\$890,000

Sold Date

18-Apr-26

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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