

# 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

5/55 Warwick Road, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$570,000

### Median sale price

Median price \$635,000

Property Type Unit

Suburb Pascoe Vale

Period - From 01/01/2025

to 31/03/2025

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	4/58 View St PASCOE VALE 3044	\$565,000	27/03/2025
2	4/113 Landells Rd PASCOE VALE 3044	\$570,000	19/03/2025
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:

27/05/2025 09:14

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

March quarter 2025: \$635,000



2 1 1

Property Type: Townhouse

Agent Comments

## Comparable Properties



4/58 View St PASCOE VALE 3044 (REI/VG)

Agent Comments

2 1 2

Price: \$565,000  
Method: Private Sale  
Date: 27/03/2025  
Property Type: Townhouse (Single)  
Land Size: 96 sqm approx



4/113 Landells Rd PASCOE VALE 3044 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000  
Method: Sold Before Auction  
Date: 19/03/2025  
Property Type: Townhouse (Res)

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.