

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

6/102 RAILWAY PARADE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2025

to

31 Mar 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

1/1 FARRINGDON STREET PASCOE VALE VIC 3044	\$725,000	16-Feb-26
4/22 KITCHENER ROAD PASCOE VALE VIC 3044	\$760,000	21-Mar-26
7/14-16 GROVER STREET PASCOE VALE VIC 3044	\$690,000	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: 02 April 2026



1/1 FARRINGDON STREET PASCOE VALE VIC 3044

Sold Price

^{RS}

\$725,000

Sold Date

16-Feb-26

2

2

1

Distance

0.36km



4/22 KITCHENER ROAD PASCOE VALE VIC 3044

Sold Price

^{RS}

\$760,000

Sold Date

21-Mar-26

2

2

1

Distance

1.32km



7/14-16 GROVER STREET PASCOE VALE VIC 3044

Sold Price

^{RS}

\$690,000

Sold Date

10-Mar-26

2

2

1

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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