

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/7 RHODES 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

5/51 SURREY STREET PASCOE VALE VIC 3044	650000	26-Jun-25
85/146 BOUNDARY ROAD PASCOE VALE VIC 3044	645000	19-Jun-25
5/50 DANIN STREET PASCOE VALE VIC 3044	626500	23-Jun-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 05 November 2025

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**5/51 SURREY STREET PASCOE
VALE VIC 3044**

 2  1  1

Sold Price

650000

Sold Date

26-Jun-25

Distance

1.59km



**85/146 BOUNDARY ROAD PASCOE
VALE VIC 3044**

 2  1  1

Sold Price

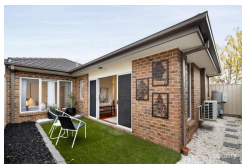
645000

Sold Date

19-Jun-25

Distance

1.26km



**5/50 DANIN STREET PASCOE
VALE VIC 3044**

 2  1  1

Sold Price

626500

Sold Date

23-Jun-25

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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