

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

3/7 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2025

to

31 Dec 2025

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

4/16 CALLANDER ROAD PASCOE VALE VIC 3044	\$625,000	26-Aug-25
3/60 VIEW STREET PASCOE VALE VIC 3044	\$631,000	18-Dec-25
2/33 VIEW STREET PASCOE VALE VIC 3044	\$652,500	26-Nov-25

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: 29 January 2026

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4/16 CALLANDER ROAD PASCOE VALE VIC 3044

Sold Price

\$625,000

Sold Date **26-Aug-25**

 2  1  1

Distance **0.3km**



3/60 VIEW STREET PASCOE VALE VIC 3044

Sold Price

\$631,000

Sold Date **18-Dec-25**

 2  1  1

Distance **0.78km**



2/33 VIEW STREET PASCOE VALE VIC 3044

Sold Price

^{RS} **\$652,500**

Sold Date **26-Nov-25**

 2  1  1

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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