

## 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

22A ARNDT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

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 LEX GROVE OAK PARK VIC 3046	\$1,300,000	14-Mar-26
3A BRYAN COURT PASCOE VALE VIC 3044	\$1,400,000	18-Feb-26
6A BRYAN COURT PASCOE VALE VIC 3044	\$1,350,000	14-Feb-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: 07 April 2026



1 LEX GROVE OAK PARK VIC 3046

Sold Price

<sup>RS</sup> \$1,300,000

Sold Date

14-Mar-26

 4  3  1

Distance

0.67km



3A BRYAN COURT PASCOE VALE  
VIC 3044

Sold Price

<sup>RS</sup> \$1,400,000

Sold Date

18-Feb-26

 4  3  1

Distance

-



6A BRYAN COURT PASCOE VALE  
VIC 3044

Sold Price

<sup>RS</sup> \$1,350,000

Sold Date

14-Feb-26

 4  2  2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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