

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

4/55 PLEASANT STREET 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2025

to

30 Apr 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

3/55 PLEASANT STREET PASCOE VALE VIC 3044	\$640,000	30-Apr-26
9/55 PLEASANT STREET PASCOE VALE VIC 3044	\$640,000	27-Feb-26
8/55 PLEASANT STREET PASCOE VALE VIC 3044	\$634,000	20-Dec-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: 04 May 2026



3/55 PLEASANT STREET PASCOE VALE VIC 3044

Sold Price

^{RS} **\$640,000**

Sold Date **30-Apr-26**

 2  2  1

Distance **0km**



9/55 PLEASANT STREET PASCOE VALE VIC 3044

Sold Price

\$640,000

Sold Date **27-Feb-26**

 2  2  1

Distance **0km**



8/55 PLEASANT STREET PASCOE VALE VIC 3044

Sold Price

\$634,000

Sold Date **20-Dec-25**

 2  2  1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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