

## 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

3/23 ARCHIBALD STREET 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

\$1,030,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

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

3/80 PARDY STREET PASCOE VALE VIC 3044	\$1,050,000	22-Jan-26
3/50 WATT AVENUE OAK PARK VIC 3046	\$1,040,000	27-Feb-26
1/18 LEX GROVE OAK PARK VIC 3046	\$1,100,000	19-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: 06 May 2026

Alex Briggs

M 0488103757

E abriggs@barryplant.com.au

**3/80 PARDY STREET PASCOE  
VALE VIC 3044** 3  2  2Sold Price **\$1,050,000** Sold Date **22-Jan-26**Distance **0.5km****3/50 WATT AVENUE OAK PARK  
VIC 3046** 4  3  2Sold Price **\$1,040,000** Sold Date **27-Feb-26**Distance **1.36km****1/18 LEX GROVE OAK PARK VIC  
3046** 3  2  1Sold Price **\$1,100,000** Sold Date **19-Feb-26**Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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