

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

1/3 DEVON ROAD 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2025

to

30 Jun 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

2/99 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$805,000	21-Feb-26
1/12 FARRINGDON STREET PASCOE VALE VIC 3044	\$830,000	18-May-26
1/22 IRVINE STREET PASCOE VALE VIC 3044	\$900,000	09-May-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: 28 July 2026

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**2/99 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

 3  2  2

Sold Price

\$805,000

Sold Date

21-Feb-26

Distance

0.23km



**1/12 FARRINGTON STREET
PASCOE VALE VIC 3044**

 3  2  -

Sold Price

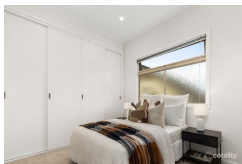
\$830,000

Sold Date

18-May-26

Distance

0.65km



**1/22 IRVINE STREET PASCOE VALE
VIC 3044**

 3  2  1

Sold Price

\$900,000

Sold Date

09-May-26

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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