

## 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

34C HAZEL GROVE 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

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,153,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Aug 2025

to

31 Jul 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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 223B OHEA STREET PASCOE VALE SOUTH VIC 3044 | \$1,430,000 | 12-May-26 |
| 9A ZENITH STREET PASCOE VALE VIC 3044       | \$1,450,000 | 18-Apr-26 |
| 22A RAE BURN STREET PASCOE VALE VIC 3044    | \$1,430,000 | 18-Jul-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: 27 August 2026

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223B OHEA STREET PASCOE VALE  
SOUTH VIC 3044

 4  3  1

Sold Price

<sup>RS</sup> \$1,430,000

Sold Date

12-May-26

Distance

1.14km



9A ZENITH STREET PASCOE VALE  
VIC 3044

 4  2  1

Sold Price

\$1,450,000

Sold Date

18-Apr-26

Distance

0.61km



22A RAEBURN STREET PASCOE  
VALE VIC 3044

 4  3  1

Sold Price

<sup>RS</sup> \$1,430,000

Sold Date

18-Jul-26

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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