

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

1/13 Olive Grove, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$675,000 & \$725,000

Median sale price

Median price \$711,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 six 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	1/1 Farringdon St PASCOE VALE 3044	\$725,000	16/02/2026
2	8/242-244 Boundary Rd PASCOE VALE 3044	\$705,000	09/02/2026
3	4/379 Gaffney St PASCOE VALE 3044	\$680,000	28/10/2025

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 six months.~~

This Statement of Information was prepared on:

04/03/2026 11:59



Property Type: Villa
Agent Comments

Indicative Selling Price

\$675,000 - \$725,000

Median Unit Price

December quarter 2025: \$711,000

Comparable Properties



1/1 Farrington St PASCOE VALE 3044 (REI)



Price: \$725,000
Method: Auction Sale
Date: 16/02/2026
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 249 sqm approx

Agent Comments

Farrington Street is situated within 2km of Olive Grove and provides a similar level of accommodation. However, it offers only one off-street parking also has a train line behind the home. Olive Grove has a superior location.



8/242-244 Boundary Rd PASCOE VALE 3044 (REI)



Price: \$705,000
Method: Sold Before Auction
Date: 09/02/2026
Property Type: Townhouse (Res)

Agent Comments

Boundary Road is located within 2km of Olive Grove and offers a comparable level of accommodation. However, it provides only one off-street car space and a single bathroom, and is positioned on a main road. Olive Grove enjoys a more desirable and superior location



4/379 Gaffney St PASCOE VALE 3044 (REI/VG)



Price: \$680,000
Method: Sold Before Auction
Date: 28/10/2025
Property Type: Unit

Agent Comments

Gaffney Street is located within 2km of Olive Grove and offers a comparable level of accommodation. However, it provides only one off-street car space and a single bathroom, and is positioned on a main road. Olive Grove enjoys a more desirable and superior location

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