

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

4/32 PARK 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,525

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2025

to

31 Jan 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

5/50 DANIN STREET PASCOE VALE VIC 3044	\$626,500	23-Jun-25
6/26 ARNDT ROAD PASCOE VALE VIC 3044	\$643,000	25-Aug-25
5/5 DANIN STREET PASCOE VALE VIC 3044	\$640,000	16-Oct-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: 20 February 2026



5/50 DANIN STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price **\$626,500** Sold Date **23-Jun-25**

Distance **0.58km**



6/26 ARNDT ROAD PASCOE VALE VIC 3044

 2  1  1

Sold Price **\$643,000** Sold Date **25-Aug-25**

Distance **0.91km**



5/5 DANIN STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price **\$640,000** Sold Date **16-Oct-25**

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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