

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

3/42 RAILWAY PARADE 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

\$699,000

or range
between

&

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

2/292 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$700,000	22-Nov-25
6/17 VIEW STREET PASCOE VALE VIC 3044	\$710,000	18-Dec-25
3/372 GAFFNEY STREET PASCOE VALE VIC 3044	\$690,000	31-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: 12 February 2026

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**2/292 CUMBERLAND ROAD
PASCOE VALE VIC 3044**

 3  1  1

Sold Price **\$700,000** Sold Date **22-Nov-25**

Distance **1.77km**

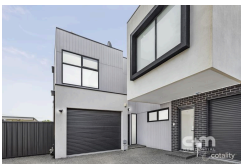


**6/17 VIEW STREET PASCOE VALE
VIC 3044**

 2  1  1

Sold Price ^{RS} **\$710,000** Sold Date **18-Dec-25**

Distance **0.5km**



**3/372 GAFFNEY STREET PASCOE
VALE VIC 3044**

 2  2  1

Sold Price **\$690,000** Sold Date **31-Oct-25**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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