

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

2/3 Parker Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$691,000 Property Type Townhouse Suburb Pascoe Vale

Period - From 06/02/2025 to 05/02/2026 Source Property Data

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	1/5 Danin St PASCOE VALE 3044	\$760,000	19/12/2025
2	3/94 Northumberland Rd PASCOE VALE 3044	\$750,000	04/12/2025
3	25 Grover St PASCOE VALE 3044	\$775,000	04/11/2025

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: 06/02/2026 17:03



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$730,000 - \$800,000
Median Townhouse Price
06/02/2025 - 05/02/2026: \$691,000

Comparable Properties



1/5 Danin St PASCOE VALE 3044 (REI/VG)

Agent Comments

3 1 2

Price: \$760,000
Method: Private Sale
Date: 19/12/2025
Property Type: Townhouse (Single)



3/94 Northumberland Rd PASCOE VALE 3044 (REI)

Agent Comments

3 1 1

Price: \$750,000
Method: Private Sale
Date: 04/12/2025
Property Type: Townhouse (Res)
Land Size: 142 sqm approx



25 Grover St PASCOE VALE 3044 (REI/VG)

Agent Comments

3 2 2

Price: \$775,000
Method: Private Sale
Date: 04/11/2025
Property Type: Townhouse (Single)

Account - Belle Property Glen Iris | P: 03 98181888