

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

4/236 BOUNDARY ROAD 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2025

to

28 Feb 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

3/148 WATERLOO ROAD OAK PARK VIC 3046	\$560,000	23-Feb-26
6/103 SUSSEX STREET PASCOE VALE VIC 3044	\$601,000	15-Feb-26
5/21 FRANCIS STREET HADFIELD VIC 3046	\$570,000	15-Dec-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: 10 March 2026



**3/148 WATERLOO ROAD OAK
PARK VIC 3046**

 2  2  1

Sold Price ^{RS} **\$560,000** Sold Date **23-Feb-26**

Distance **1.41km**



**6/103 SUSSEX STREET PASCOE
VALE VIC 3044**

 2  2  1

Sold Price ^{RS} **\$601,000** Sold Date **15-Feb-26**

Distance **1.85km**



**5/21 FRANCIS STREET HADFIELD
VIC 3046**

 2  2  1

Sold Price **\$570,000** Sold Date **15-Dec-25**

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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