

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

3/23 ARCHIBALD 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

\$1,050,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

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

1/25 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$1,110,000	10-Dec-25
3/50 WATT AVENUE OAK PARK VIC 3046	\$1,010,000	31-Jan-26
41 VIEW STREET PASCOE VALE VIC 3044	\$1,030,000	29-Nov-25

OR

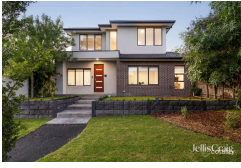
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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1/25 AUSTIN CRESCENT PASCOE VALE VIC 3044
 4  3  2

Sold Price

\$1,110,000

Sold Date

10-Dec-25

Distance

0.36km

3/50 WATT AVENUE OAK PARK VIC 3046
 4  3  2

Sold Price

^{RS} **\$1,010,000**

Sold Date

31-Jan-26

Distance

1.36km

41 VIEW STREET PASCOE VALE VIC 3044
 4  3  2

Sold Price

\$1,030,000

Sold Date

29-Nov-25

Distance

0.83km
RS = Recent sale

UN = Undisclosed Sale

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