

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 5/32 Austin Crescent, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$710,750 Property Type Unit Suburb Pascoe Vale

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	7/17-19 Northumberland Rd PASCOE VALE 3044	\$517,000	20/03/2026
2	5/158 Derby St PASCOE VALE 3044	\$545,000	06/02/2026
3			

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: 10/04/2026 14:27



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Property Type: Townhouse (Single)
Land Size: 210 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
March quarter 2026: \$710,750

Comparable Properties



7/17-19 Northumberland Rd PASCOE VALE 3044 (REI)

[Agent Comments](#)

2 1 1

Price: \$517,000
Method: Private Sale
Date: 20/03/2026
Property Type: Townhouse (Single)



5/158 Derby St PASCOE VALE 3044 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$545,000
Method: Private Sale
Date: 06/02/2026
Property Type: Townhouse (Res)

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.