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	4/85 PARK 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	$740,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Sep 2025	to	31 Aug 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
142 WATERLOO ROAD PASCOE VALE VIC 3044	$840,000	06-Aug-26
4/8 GREGORY STREET OAK PARK VIC 3046	$830,000	25-Jul-26
1/23 WATT AVENUE OAK PARK VIC 3046	$741,000	01-May-26

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: 21 September 2026

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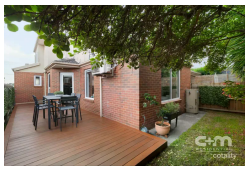

142 WATERLOO ROAD PASCOE VALE VIC 3044

3 2 2

Sold Price **$840,000** Sold Date **06-Aug-26**

Distance **0.15km**

4/8 GREGORY STREET OAK PARK VIC 3046

3 2 1

Sold Price **$830,000** Sold Date **25-Jul-26**

Distance **0.63km**

1/23 WATT AVENUE OAK PARK VIC 3046

3 2 2

Sold Price **$741,000** Sold Date **01-May-26**

Distance **0.63km**

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

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