

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

2/14 OLIVE GROVE 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,750

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2025

to

31 May 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

3/13 OLIVE GROVE PASCOE VALE VIC 3044	\$538,000	30-Jan-26
12/43 ARNDT ROAD PASCOE VALE VIC 3044	\$565,000	12-Dec-25
1/8 BRISTOL ROAD PASCOE VALE VIC 3044	\$600,000	14-Mar-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: 04 June 2026


**3/13 OLIVE GROVE PASCOE VALE
VIC 3044**

Sold Price

RS

\$538,000

Sold Date

30-Jan-26
 2
  1
  1

Distance

0.08km

**12/43 ARNDT ROAD PASCOE VALE
VIC 3044**

Sold Price

\$565,000

Sold Date

12-Dec-25
 2
  1
  1

Distance

1.3km

**1/8 BRISTOL ROAD PASCOE VALE
VIC 3044**

Sold Price

\$600,000

Sold Date

14-Mar-26
 2
  1
  1

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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