

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

3/277 OHEA STREET PASCOE VALE SOUTH 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

\$715,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Sep 2024

to

31 Aug 2025

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

2/2 TURNER STREET PASCOE VALE SOUTH VIC 3044	\$796,000	30-Jul-25
4/42 PARK STREET PASCOE VALE VIC 3044	\$750,000	29-Jul-25
1D BALLOAN STREET COBURG VIC 3058	\$750,000	16-Apr-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: 04 September 2025


2/2 TURNER STREET PASCOE VALE SOUTH VIC 3044

Sold Price

^{RS}
\$796,000

Sold Date

30-Jul-25
 2  2  -

Distance

0.46km

4/42 PARK STREET PASCOE VALE VIC 3044

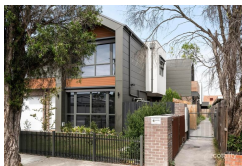
Sold Price

^{RS}
\$750,000

Sold Date

29-Jul-25
 2  2  1

Distance

1.95km

1D BALLOAN STREET COBURG VIC 3058

Sold Price

\$750,000

Sold Date

16-Apr-25
 2  2  -

Distance

1.67km
RS = Recent sale

UN = Undisclosed Sale

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