

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

1/38 LOTHAIR 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Jan 2025

to

31 Dec 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

3/61 VANBERG ROAD ESSENDON VIC 3040	\$670,000	22-Nov-25
4/21 GALTES CRESCENT BRUNSWICK WEST VIC 3055	\$670,000	02-Sep-25
1/5 MITCHELL PARADE PASCOE VALE SOUTH VIC 3044	\$650,000	11-Oct-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: 13 January 2026



**3/61 VANBERG ROAD ESSENDON
VIC 3040**

2 1 1

Sold Price

\$670,000

Sold Date

22-Nov-25

Distance

0.45km



**4/21 GALTES CRESCENT
BRUNSWICK WEST VIC 3055**

2 - 1

Sold Price

Sold Date

02-Sep-25

Distance

0.57km



**1/5 MITCHELL PARADE PASCOE
VALE SOUTH VIC 3044**

2 1 1

Sold Price

\$650,000

Sold Date

11-Oct-25

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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