

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

6/27 ALPINE 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

\$625,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,750

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2025

to

30 Apr 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

2/35-37 ALPINE GROVE PASCOE VALE VIC 3044	\$735,000	09-Feb-26
4/34-36 LONGVIEW STREET PASCOE VALE VIC 3044	\$599,900	02-Feb-26
4/88-90 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$675,000	14-Feb-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: 22 May 2026



2/35-37 ALPINE GROVE PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$735,000

Sold Date **09-Feb-26**

Distance **0.06km**



4/34-36 LONGVIEW STREET PASCOE VALE VIC 3044

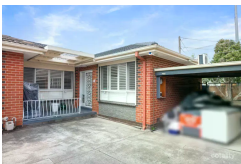
 2  1  1

Sold Price

\$599,900

Sold Date **02-Feb-26**

Distance **0.2km**



4/88-90 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$675,000

Sold Date **14-Feb-26**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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