

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 DOUGLAS 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Pascoe Vale

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

1/15 SEFTON STREET PASCOE VALE VIC 3044	\$880,000	15-Nov-25
6 HAYES PARADE PASCOE VALE VIC 3044	\$866,000	08-Oct-25
25 SIMS STREET PASCOE VALE VIC 3044	\$865,000	18-Nov-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: 21 January 2026



1/15 SEFTON STREET PASCOE VALE VIC 3044

 3  1  2

Sold Price

^{RS}

\$880,000

Sold Date

15-Nov-25

Distance

0.22km



6 HAYES PARADE PASCOE VALE VIC 3044

 3  1  1

Sold Price

\$866,000

Sold Date

08-Oct-25

Distance

0.87km



25 SIMS STREET PASCOE VALE VIC 3044

 3  1  2

Sold Price

^{RS}

\$865,000

Sold Date

18-Nov-25

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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