

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

1/9 BOTHWELL 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

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

27B ARCHIBALD STREET PASCOE VALE VIC 3044	\$996,000	09-Dec-25
1/16 SNELL GROVE PASCOE VALE VIC 3044	\$950,000	24-Nov-25
2/16 VALERIE STREET PASCOE VALE VIC 3044	\$960,000	16-Jan-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: 29 January 2026



27B ARCHIBALD STREET PASCOE VALE VIC 3044

Sold Price

\$996,000

Sold Date **09-Dec-25**

 4  3  1

Distance **0.69km**



1/16 SNELL GROVE PASCOE VALE VIC 3044

Sold Price

\$950,000

Sold Date **24-Nov-25**

 1  2  2

Distance **1.03km**



2/16 VALERIE STREET PASCOE VALE VIC 3044

Sold Price

\$960,000

Sold Date **-**

 3  1  1

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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