

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

2/249 DERBY 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

\$650,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2025

to

31 Aug 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

2/14 OLIVE GROVE PASCOE VALE VIC 3044	\$655,000	04-Jul-26
1/62 PLEASANT STREET PASCOE VALE VIC 3044	\$655,000	09-Apr-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: 11 September 2026



**2/14 OLIVE GROVE PASCOE VALE
VIC 3044**

 2  1  1

Sold Price

\$655,000

Sold Date

04-Jul-26

Distance

1.51km



**1/62 PLEASANT STREET PASCOE
VALE VIC 3044**

 2  1  1

Sold Price

Sold Date

09-Apr-26

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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