

## 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

2/9 AUSTIN CRESCENT PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2025

to

31 Mar 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

|  |           |           |
|--|-----------|-----------|
| 2/292 CUMBERLAND ROAD PASCOE VALE VIC 3044 | \$700,000 | 22-Nov-25 |
| 10/431 GAFFNEY STREET PASCOE VALE VIC 3044 | \$715,000 | 21-Nov-25 |
| 8/423 GAFFNEY STREET PASCOE VALE VIC 3044  | \$725,000 | 27-Mar-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: 23 April 2026



**2/292 CUMBERLAND ROAD  
PASCOE VALE VIC 3044**

 3  1  1

Sold Price **\$700,000** Sold Date **22-Nov-25**

Distance **1.64km**



**10/431 GAFFNEY STREET PASCOE  
VALE VIC 3044**

 3  2  1

Sold Price **\$715,000** Sold Date **21-Nov-25**

Distance **0.47km**



**8/423 GAFFNEY STREET PASCOE  
VALE VIC 3044**

 3  2  2

Sold Price <sup>RS</sup> **\$725,000** Sold Date **27-Mar-26**

Distance **0.5km**

RS = Recent sale      UN = Undisclosed Sale

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