

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

1/560 PASCOE VALE ROAD 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,525

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2025

to

31 Jan 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

9/9 PASCOE STREET PASCOE VALE VIC 3044	\$390,000	18-Jan-26
7/3 PASCOE STREET PASCOE VALE VIC 3044	\$390,000	28-Aug-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: 11 February 2026



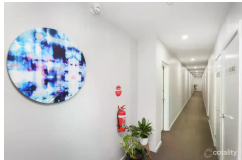
9/9 PASCOE STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price

^{RS} **\$390,000** Sold Date **18-Jan-26**

Distance **1.42km**



7/3 PASCOE STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$390,000 Sold Date **28-Aug-25**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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