

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

4/4 GROVER 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

\$665,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2025

to

30 Jun 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

1/5 FAWKNER ROAD PASCOE VALE VIC 3044	\$700,000	02-Apr-26
7/14-16 GROVER STREET PASCOE VALE VIC 3044	\$690,000	26-Feb-26
5/2 DOUGLAS STREET PASCOE VALE VIC 3044	\$693,000	18-Jun-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: 27 July 2026



**1/5 FAWKNER ROAD PASCOE
VALE VIC 3044**

 2  2  1

Sold Price

\$700,000

Sold Date **02-Apr-26**

Distance

0.16km



**7/14-16 GROVER STREET PASCOE
VALE VIC 3044**

 2  2  1

Sold Price

\$690,000

Sold Date **26-Feb-26**

Distance

0.11km



**5/2 DOUGLAS STREET PASCOE
VALE VIC 3044**

 2  2  1

Sold Price

^{RS} **\$693,000**

Sold Date **18-Jun-26**

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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