

## 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

7/93 SUSSEX STREET 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Other

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

1/27 ALPINE GROVE PASCOE VALE VIC 3044	\$885,000	22-Nov-25
3/8 PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$815,000	06-Mar-26
1/126 DERBY STREET PASCOE VALE VIC 3044	\$800,000	17-Feb-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: 14 April 2026



**1/27 ALPINE GROVE PASCOE VALE VIC 3044** Sold Price **\$885,000** Sold Date **22-Nov-25**  
**3** **2** **2** Distance **1.38km**



**3/8 PLYMOUTH AVENUE PASCOE VALE VIC 3044** Sold Price **\$815,000** Sold Date **06-Mar-26**  
**3** **2** **2** Distance **1.19km**



**1/126 DERBY STREET PASCOE VALE VIC 3044** Sold Price <sup>RS</sup> **\$800,000** <sup>UN</sup> Sold Date **17-Feb-26**  
**3** **2** **2** Distance **0.62km**

RS = Recent sale      UN = Undisclosed Sale

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