

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

1/516 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2024

to

31 Oct 2025

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

6/23-25 SEFTON STREET PASCOE VALE VIC 3044	\$545,000	09-Oct-25
5/246 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$560,000	23-Aug-25
4/9-11 KINROSS STREET PASCOE VALE VIC 3044	\$570,000	01-Oct-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: 24 November 2025



6/23-25 SEFTON STREET PASCOE VALE VIC 3044

Sold Price

\$545,000

Sold Date

09-Oct-25

 2

 1

 1

Distance

0.51km



5/246 CUMBERLAND ROAD PASCOE VALE VIC 3044

Sold Price

\$560,000

Sold Date

23-Aug-25

 2

 1

 1

Distance

1.65km



4/9-11 KINROSS STREET PASCOE VALE VIC 3044

Sold Price

\$570,000

Sold Date

01-Oct-25

 2

 1

 1

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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