

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

77A SUSSEX 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

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2025

to

31 Aug 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

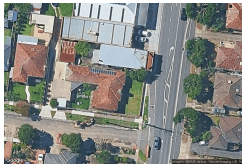
Date of sale

77B SUSSEX STREET PASCOE VALE VIC 3044	\$745,000	23-Mar-26
2/6 GROVER STREET PASCOE VALE VIC 3044	\$795,000	28-May-26
15/14-16 GROVER STREET PASCOE VALE VIC 3044	\$749,500	24-May-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: 19 September 2026


**77B SUSSEX STREET PASCOE
VALE VIC 3044**
 3  -  -

 Sold Price **\$745,000** Sold Date **23-Mar-26**

 Distance **0.01km**

**2/6 GROVER STREET PASCOE
VALE VIC 3044**
 2  2  1

 Sold Price **\$795,000** Sold Date **28-May-26**

 Distance **1.7km**

**15/14-16 GROVER STREET PASCOE
VALE VIC 3044**
 3  2  2

 Sold Price **\$749,500** Sold Date **24-May-26**

 Distance **1.71km**
RS = Recent sale

UN = Undisclosed Sale

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