

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

2/2-14 MASCOMA STREET STRATHMORE VIC 3041

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

\$575,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Aug 2024

to

31 Jul 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

5/170-174 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$580,000	11-Jun-25
2/558 BELL STREET PASCOE VALE SOUTH VIC 3044	\$588,000	29-May-25
2/46 WARWICK ROAD PASCOE VALE VIC 3044	\$600,000	31-May-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 August 2025



**5/170-174 CUMBERLAND ROAD
PASCOE VALE VIC 3044**

 2  1  1

Sold Price

\$580,000

Sold Date

11-Jun-25

Distance

1.47km



**2/558 BELL STREET PASCOE VALE
SOUTH VIC 3044**

 2  1  1

Sold Price

^{RS} **\$588,000**

Sold Date

29-May-25

Distance

1.6km



**2/46 WARWICK ROAD PASCOE
VALE VIC 3044**

 2  1  2

Sold Price

\$600,000

Sold Date

31-May-25

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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