

## 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

4/9 PASCOE 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

\$399,000

or range  
between

&

### 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

16/9 PASCOE STREET PASCOE VALE VIC 3044	\$411,000	27-Feb-26
12/9 PASCOE STREET PASCOE VALE VIC 3044	\$399,000	13-Mar-26
9/9 PASCOE STREET PASCOE VALE VIC 3044	\$390,000	18-Jan-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: 08 July 2026



**16/9 PASCOE STREET PASCOE VALE VIC 3044**

 2  1  1

Sold Price **\$411,000** Sold Date **27-Feb-26**

Distance **0km**

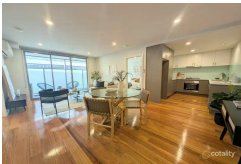


**12/9 PASCOE STREET PASCOE VALE VIC 3044**

 2  1  1

Sold Price **\$399,000** Sold Date **13-Mar-26**

Distance **0km**



**9/9 PASCOE STREET PASCOE VALE VIC 3044**

 2  1  1

Sold Price **\$390,000** Sold Date **18-Jan-26**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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