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	2/25 WARWICK 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	$950,000	&	$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Jul 2024	to	30 Jun 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
2/80 PARDY STREET PASCOE VALE VIC 3044	$1,080,000	25-May-25
2/4 KITCHENER ROAD PASCOE VALE VIC 3044	$990,000	25-Mar-25
3/1 RAY STREET PASCOE VALE VIC 3044	$960,000	04-Apr-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: 30 July 2025

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2/80 PARDY STREET PASCOE VALE VIC 3044

3 2 2

Sold Price **$1,080,000** Sold Date **25-May-25**

Distance **1.66km**



2/4 KITCHENER ROAD PASCOE VALE VIC 3044

3 2 2

Sold Price **$990,000** Sold Date **25-Mar-25**

Distance **0.74km**



3/1 RAY STREET PASCOE VALE VIC 3044

3 3 2

Sold Price **$960,000** Sold Date **04-Apr-25**

Distance **1.26km**

RS = Recent sale **UN** = Undisclosed Sale

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