

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

10 PROSPECT 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

or range
between

\$1,680,000

&

\$1,780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

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

8A STENNIS STREET PASCOE VALE VIC 3044	\$1,705,000	12-Sep-25
8B STENNIS STREET PASCOE VALE VIC 3044	\$1,815,000	04-Aug-25
7 MILTON STREET PASCOE VALE SOUTH VIC 3044	\$1,755,000	20-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: 17 November 2025

Roy Khoder
P 9300 2344
M 0425 922 290
E rkholder@barryplant.com.au



8A STENNIS STREET PASCOE
VALE VIC 3044

 4  3  2

Sold Price \$1,705,000 Sold Date 12-Sep-25

Distance -



8B STENNIS STREET PASCOE
VALE VIC 3044

 4  -  -

Sold Price \$1,815,000 Sold Date 04-Aug-25

Distance -



7 MILTON STREET PASCOE VALE
SOUTH VIC 3044

 4  3  3

Sold Price ^{RS} \$1,755,000 ^{UN} Sold Date 20-Oct-25

Distance 1.06km

RS = Recent sale UN = Undisclosed Sale

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