

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
3A BRYAN COURT 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 — &

Median sale price

(*Delete house or unit as applicable)

Median Price	<input type="text" value="\$1,170,000"/>	Property type	<input type="text" value="House"/>	Suburb	<input type="text" value="Pascoe Vale"/>
Period-from	<input type="text" value="01 Nov 2024"/>	to	<input type="text" value="31 Oct 2025"/>	Source	<input type="text" value="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
12A VALERIE STREET PASCOE VALE VIC 3044	\$1,410,000	24-Sep-25
46B SNELL GROVE PASCOE VALE VIC 3044	\$1,448,000	23-Oct-25
9B SHANLEY STREET PASCOE VALE VIC 3044	\$1,360,000	30-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 December 2025