

## 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  
12 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  \$1,650,000 &  \$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Pascoe Vale
Period-from <input type="text"/> 01 Feb 2025	to <input type="text"/> 31 Jan 2026	Source <input type="text"/> 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
9A PEARCEY GROVE PASCOE VALE VIC 3044	\$1,650,000	09-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: 03 February 2026

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**8A STENNIS STREET PASCOE  
VALE VIC 3044**

4 3 2

Sold Price

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

Distance

**0km****9A PEARCEY GROVE PASCOE  
VALE VIC 3044**

4 - -

Sold Price

**\$1,650,000** Sold Date **09-Oct-25**

Distance

**0km****RS** = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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