

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

5/22 FAWKNER 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

\$795,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,525

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2025

to

31 Jan 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

6 DOUGLAS STREET PASCOE VALE VIC 3044	\$830,000	14-Feb-26
15/8 PROSPECT STREET PASCOE VALE VIC 3044	\$850,000	30-Jan-26
4/25 DANIN STREET PASCOE VALE VIC 3044	\$830,000	27-Nov-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: 18 February 2026

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**6 DOUGLAS STREET PASCOE
VALE VIC 3044**

 3  1  1

Sold Price

^{RS}

\$830,000

Sold Date

14-Feb-26

Distance

0.64km



**15/8 PROSPECT STREET PASCOE
VALE VIC 3044**

 3  3  1

Sold Price

^{RS}

\$850,000

Sold Date

30-Jan-26

Distance

0.73km



**4/25 DANIN STREET PASCOE
VALE VIC 3044**

 3  2  2

Sold Price

^{RS}

\$830,000

Sold Date

27-Nov-25

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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