

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

1/22 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

\$875,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2025

to

28 Feb 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

1/27 ALPINE GROVE PASCOE VALE VIC 3044	\$885,000	22-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 March 2026



1/27 ALPINE GROVE PASCOE VALE Sold Price
VIC 3044

\$885,000 Sold Date **22-Nov-25**

 3  2  2

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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