

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

4/9 PASCOE 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

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,750

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2025

to

31 May 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

16/9 PASCOE STREET PASCOE VALE VIC 3044	\$411,000	27-Feb-26
12/9 PASCOE STREET PASCOE VALE VIC 3044	\$399,000	13-Mar-26
9/9 PASCOE STREET PASCOE VALE VIC 3044	\$390,000	18-Jan-26

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: 04 June 2026



16/9 PASCOE STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price

^{RS} **\$411,000**

Sold Date **27-Feb-26**

Distance **0km**



12/9 PASCOE STREET PASCOE VALE VIC 3044

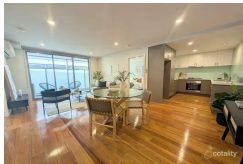
 2  1  1

Sold Price

\$399,000

Sold Date **13-Mar-26**

Distance **0km**



9/9 PASCOE STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$390,000

Sold Date **18-Jan-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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