

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 MERBEIN 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

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 five kilometres of the property for sale in the last 18 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

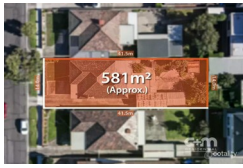
28 WICKLOW STREET PASCOE VALE VIC 3044	\$955,000	06-Jun-26
16 PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$980,000	23-Apr-26
21 PRINCESS STREET PASCOE VALE VIC 3044	\$980,000	21-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 June 2026

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28 WICKLOW STREET PASCOE
VALE VIC 3044

 3  1  1

Sold Price

^{RS} 955000

Sold Date 06-Jun-26

Distance 0.77km



16 PLYMOUTH AVENUE PASCOE
VALE VIC 3044

 2  1  3

Sold Price

^{RS} 980000

Sold Date 23-Apr-26

Distance 0.82km



21 PRINCESS STREET PASCOE
VALE VIC 3044

 3  1  2

Sold Price

980000

Sold Date 21-Mar-26

Distance 0.71km

RS = Recent sale

UN = Undisclosed Sale

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