

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

3/66 WESTGATE STREET PASCOE VALE SOUTH 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$701,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Sep 2025

to

31 Aug 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

1/10 HAZEL GROVE PASCOE VALE VIC 3044	\$710,000	18-Jul-26
9A DORSET ROAD PASCOE VALE VIC 3044	\$711,000	08-Aug-26
3/11 OAK STREET PASCOE VALE VIC 3044	\$725,000	22-Aug-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: 24 September 2026



**1/10 HAZEL GROVE PASCOE VALE
VIC 3044**

 2  1  -

Sold Price

\$710,000

Sold Date

18-Jul-26

Distance

0.76km



**9A DORSET ROAD PASCOE VALE
VIC 3044**

 2  1  -

Sold Price

\$711,000

Sold Date

08-Aug-26

Distance

1.81km



**3/11 OAK STREET PASCOE VALE
VIC 3044**

 2  1  1

Sold Price

^{RS} **\$725,000**

Sold Date

22-Aug-26

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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