## 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	1/27 Alpine Grove, Pascoe Vale Vic 3044
Including suburb and	·
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000	&	\$820,000
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### Median sale price

Median price	\$695,000	Pro	perty Type	Jnit		Suburb	Pascoe Vale
Period - From	01/07/2025	to	30/09/2025	S	ource	REIV	

# 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2/3 Sefton St PASCOE VALE 3044	\$850,000	24/10/2025
2	3/23 Stewart St PASCOE VALE 3044	\$781,000	20/09/2025
3	1/46 Warwick Rd PASCOE VALE 3044	\$807,000	24/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/11/2025 09:28



#### WHITEFOX

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**Indicative Selling Price** \$750,000 - \$820,000 **Median Unit Price** September quarter 2025: \$695,000





Rooms: 2 **Property Type: Agent Comments** 

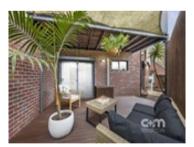
# Comparable Properties



2/3 Sefton St PASCOE VALE 3044 (REI)

Price: \$850,000 Method: Private Sale

Date: 24/10/2025 Property Type: Unit **Agent Comments** 



3/23 Stewart St PASCOE VALE 3044 (REI)

Price: \$781,000 Method: Auction Sale Date: 20/09/2025

Property Type: Townhouse (Res) Land Size: 136 sqm approx

**Agent Comments** 



1/46 Warwick Rd PASCOE VALE 3044 (REI/VG)

Price: \$807,000 Method: Auction Sale Date: 24/05/2025 Property Type: Unit

Land Size: 306 sqm approx

**Agent Comments** 

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