

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 AMBER COURT 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Dec 2024

to

30 Nov 2025

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

5/10 BRISTOL ROAD PASCOE VALE VIC 3044	\$640,000	22-Nov-25
4/16 BRISTOL ROAD PASCOE VALE VIC 3044	\$668,000	04-Sep-25
3/11 BRISTOL ROAD PASCOE VALE VIC 3044	\$650,000	29-Jul-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: 04 December 2025


5/10 BRISTOL ROAD PASCOE VALE VIC 3044
 2  2  1

Sold Price

^{RS}
\$640,000

Sold Date

22-Nov-25

Distance

0.44km

4/16 BRISTOL ROAD PASCOE VALE VIC 3044
 2  1  1

Sold Price

\$668,000

Sold Date

04-Sep-25

Distance

0.45km

3/11 BRISTOL ROAD PASCOE VALE VIC 3044
 2  1  1

Sold Price

\$650,000

Sold Date

29-Jul-25

Distance

0.51km
RS = Recent sale

UN = Undisclosed Sale

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