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

2/16 VALERIE 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	\$860,000	&	\$935,000
Single i fice	between	ψοσο,σσο	, a	ψ955,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,163,500	Prope	rty type House		Suburb	Pascoe Vale	
Period-from	01 Oct 2024	to	30 Sep 2	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
2/10 ORMOND STREET PASCOE VALE VIC 3044	\$950,000	23-Oct-25
6 HAYES PARADE PASCOE VALE VIC 3044	\$866,000	08-Oct-25
1/57 WARWICK ROAD PASCOE VALE VIC 3044	\$851,500	10-Oct-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: 31 October 2025





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2/10 ORMOND STREET PASCOE VALE VIC 3044

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Sold Price

RS \$950,000 Sold Date 23-Oct-25

Distance

0.67km



6 HAYES PARADE PASCOE VALE VIC 3044

Sold Price

\$866,000 Sold Date 08-Oct-25

Distance

1.54km



1/57 WARWICK ROAD PASCOE VALE VIC 3044

Sold Price

RS \$851,500 Sold Date 10-Oct-25

Distance 0.37km

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RS = Recent sale

UN = Undisclosed Sale

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