

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,163,500

Property type

House

Suburb

Pascoe Vale

Period-from

01 Oct 2024

to

30 Sep 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


2/10 ORMOND STREET PASCOE VALE VIC 3044

 3
  2
  2

Sold Price

^{RS}
\$950,000

Sold Date

23-Oct-25

Distance

0.67km

6 HAYES PARADE PASCOE VALE VIC 3044

 3
  1
  1

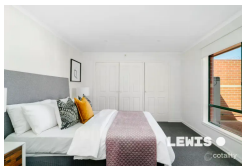
Sold Price

^{RS} **\$866,000**

Sold Date

08-Oct-25

Distance

1.54km

1/57 WARWICK ROAD PASCOE VALE VIC 3044

 3
  1
  2

Sold Price

^{RS}
\$851,500

Sold Date

10-Oct-25

Distance

0.37km
RS = Recent sale

UN = Undisclosed Sale

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