

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

2/4 ESSEX 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

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2024

to

31 Oct 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

1 ATTERCLIFFE AVENUE PASCOE VALE VIC 3044	\$670,000	13-Sep-25
5/51 SURREY STREET PASCOE VALE VIC 3044	\$650,000	26-Jun-25
3/7 DORSET ROAD PASCOE VALE VIC 3044	\$638,000	30-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: 17 November 2025



1 ATTERCLIFFE AVENUE PASCOE VALE VIC 3044

Sold Price

\$670,000

Sold Date

13-Sep-25

2

1

1

Distance

0.29km



5/51 SURREY STREET PASCOE VALE VIC 3044

Sold Price

\$650,000

Sold Date

26-Jun-25

2

1

1

Distance

0.48km



3/7 DORSET ROAD PASCOE VALE VIC 3044

Sold Price

^{RS} **\$638,000**

Sold Date

30-Oct-25

2

2

1

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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