

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

2/465 PASCOE VALE ROAD STRATHMORE VIC 3041

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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Feb 2025

to

31 Jan 2026

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

2/2-14 MASCOMA STREET STRATHMORE VIC 3041	\$642,000	06-Sep-25
10/2-14 MASCOMA STREET STRATHMORE VIC 3041	\$655,000	20-Sep-25
3/11 ROSLYN STREET STRATHMORE VIC 3041	\$695,000	01-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: 23 February 2026

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**2/2-14 MASCOMA STREET
 STRATHMORE VIC 3041**

 2  1  1

Sold Price **\$642,000** Sold Date **06-Sep-25**

Distance **0.37km**



**10/2-14 MASCOMA STREET
 STRATHMORE VIC 3041**

 2  1  1

Sold Price **\$655,000** Sold Date **20-Sep-25**

Distance **0.37km**



**3/11 ROSLYN STREET
 STRATHMORE VIC 3041**

 2  1  1

Sold Price **\$695,000** Sold Date **01-Oct-25**

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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