

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

2/9 AUSTIN CRESCENT 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2025

to

31 Mar 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

2/292 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$700,000	22-Nov-25
10/431 GAFFNEY STREET PASCOE VALE VIC 3044	\$715,000	21-Nov-25
8/423 GAFFNEY STREET PASCOE VALE VIC 3044	\$725,000	27-Mar-26

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 April 2026



**2/292 CUMBERLAND ROAD
PASCOE VALE VIC 3044**

 3  1  1

Sold Price **\$700,000** Sold Date **22-Nov-25**

Distance **1.64km**



**10/431 GAFFNEY STREET PASCOE
VALE VIC 3044**

 3  2  1

Sold Price **\$715,000** Sold Date **21-Nov-25**

Distance **0.47km**



**8/423 GAFFNEY STREET PASCOE
VALE VIC 3044**

 3  2  2

Sold Price ^{RS} **\$725,000** Sold Date **27-Mar-26**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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