

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 AMBER COURT 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

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

7/242-244 BOUNDARY ROAD PASCOE VALE VIC 3044	\$718,000	18-Jun-25
7/19 WEST STREET PASCOE VALE VIC 3044	\$730,000	22-Oct-25
7 BIRCH COURT PASCOE VALE VIC 3044	\$731,000	16-Aug-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: 03 November 2025



**7/242-244 BOUNDARY ROAD
PASCOE VALE VIC 3044**

 3  1  2

Sold Price

\$718,000

Sold Date

18-Jun-25

Distance

0.63km



**7/19 WEST STREET PASCOE VALE
VIC 3044**

 3  1  1

Sold Price

^{RS} **\$730,000**

Sold Date

22-Oct-25

Distance

0.75km



**7 BIRCH COURT PASCOE VALE VIC
3044**

 3  1  2

Sold Price

^{RS} **\$731,000**

Sold Date

16-Aug-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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