

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 MOASCAR STREET PASCOE VALE SOUTH 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

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,224,750

Property type

House

Suburb

Pascoe Vale South

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

21 HENLEY STREET PASCOE VALE SOUTH VIC 3044	\$1,610,000	31-May-25
484 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$1,670,000	23-Jun-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: 10 November 2025



21 HENLEY STREET PASCOE VALE Sold Price **\$1,610,000** Sold Date **31-May-25**
SOUTH VIC 3044

 4  2  2

Distance **1km**



484 MORELAND ROAD Sold Price **\$1,670,000** Sold Date **23-Jun-25**
BRUNSWICK WEST VIC 3055

 4  2  3

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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