

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

20 WARD GROVE 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

\$1,325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,211,250

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Oct 2024

to

30 Sep 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 GRUNDY GROVE PASCOE VALE SOUTH VIC 3044	\$1,320,000	05-Sep-25
13 GRAHAM STREET PASCOE VALE SOUTH VIC 3044	\$1,403,000	02-Jul-25
9 GRAHAM STREET PASCOE VALE SOUTH VIC 3044	\$1,450,000	19-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: 06 October 2025



**1 GRUNDY GROVE PASCOE VALE
SOUTH VIC 3044**

Sold Price ^{RS} **\$1,320,000** Sold Date **05-Sep-25**

 3  1  2

Distance **0.31km**



**13 GRAHAM STREET PASCOE VALE
SOUTH VIC 3044**

Sold Price **\$1,403,000** Sold Date **02-Jul-25**

 3  1  1

Distance **0.28km**



**9 GRAHAM STREET PASCOE VALE
SOUTH VIC 3044**

Sold Price **\$1,450,000** Sold Date **19-Jun-25**

 3  1  2

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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