

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

3/23 STEWART STREET 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

\$685,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Aug 2024

to

31 Jul 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

13/16-18 PASCOE STREET PASCOE VALE VIC 3044	\$684,000	15-Aug-25
7/234 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$735,000	09-Aug-25
3/3 BRISTOL ROAD PASCOE VALE VIC 3044	\$750,000	20-Mar-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: 25 August 2025



13/16-18 PASCOE STREET PASCOE VALE VIC 3044

Sold Price

^{RS}

\$684,000

Sold Date

15-Aug-25



3



2



2

Distance

1.7km



7/234 CUMBERLAND ROAD PASCOE VALE VIC 3044

Sold Price

^{RS}

\$735,000

Sold Date

09-Aug-25



3



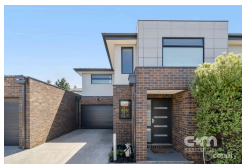
2



1

Distance

1.57km



3/3 BRISTOL ROAD PASCOE VALE VIC 3044

Sold Price

\$750,000

Sold Date

20-Mar-25



3



2



1

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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