

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

3/372 GAFFNEY 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

\$650,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Pascoe Vale

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

3/27 DANIN STREET PASCOE VALE VIC 3044	\$680,000	30-May-25
4/13 MCCracken AVENUE PASCOE VALE VIC 3044	\$692,000	29-May-25
5/74 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$700,000	01-Jul-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: 20 October 2025



3/27 DANIN STREET PASCOE VALE VIC 3044

 2  2  1

Sold Price \$680,000 Sold Date 30-May-25

Distance **0.99km**



4/13 MCCracken AVENUE PASCOE VALE VIC 3044

 2  2  1

Sold Price

\$692,000 Sold Date 29-May-25

Distance **0.89km**



5/74 AUSTIN CRESCENT PASCOE VALE VIC 3044

 2  2  1

Sold Price

\$700,000 Sold Date 01-Jul-25

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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