

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

31A QUICK 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

\$1,080,000

&

\$1,150,000

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

2/2 GROVER STREET PASCOE VALE VIC 3044	\$1,129,789	14-Aug-25
97 MIDDLE STREET HADFIELD VIC 3046	\$1,150,000	06-Aug-25
9 CURTIN AVENUE HADFIELD VIC 3046	\$1,165,000	04-Sep-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: 21 October 2025



**2/2 GROVER STREET PASCOE
VALE VIC 3044**

 4  2  2

Sold Price

\$1,129,789

Sold Date **14-Aug-25**

Distance

1.22km



**97 MIDDLE STREET HADFIELD VIC
3046**

 4  2  1

Sold Price

^{RS} **\$1,150,000**

Sold Date **06-Aug-25**

Distance

1.47km



**9 CURTIN AVENUE HADFIELD VIC
3046**

 4  3  1

Sold Price

^{RS} **\$1,165,000**

Sold Date **04-Sep-25**

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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