

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

38/22-26 PASCOE 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

\$700,000

&

\$750,000

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

2/8-12 BAWDEN COURT PASCOE VALE VIC 3044	\$715,000	15-May-25
1/1 BOTHWELL STREET PASCOE VALE VIC 3044	\$737,500	28-Aug-25
168 BOUNDARY ROAD PASCOE VALE VIC 3044	\$740,000	26-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: 16 October 2025



**2/8-12 BAWDEN COURT PASCOE
VALE VIC 3044**

 3  2  2

Sold Price

\$715,000

Sold Date

15-May-25

Distance

1.16km



**1/1 BOTHWELL STREET PASCOE
VALE VIC 3044**

 3  2  1

Sold Price

\$737,500

Sold Date

28-Aug-25

Distance

1.4km



**168 BOUNDARY ROAD PASCOE
VALE VIC 3044**

 3  2  1

Sold Price

\$740,000

Sold Date

26-Jun-25

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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