

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

4/25 DEVON ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2025

to

31 Aug 2026

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

3/13 ARNOLD COURT PASCOE VALE VIC 3044	\$625,000	04-Sep-26
3/5-7 DOWNS STREET PASCOE VALE VIC 3044	\$625,000	14-Jul-26
2/14 OLIVE GROVE PASCOE VALE VIC 3044	\$655,000	04-Jul-26

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: 09 September 2026



3/13 ARNOLD COURT PASCOE VALE VIC 3044

 2  1  1

Sold Price

^{RS}

\$625,000

Sold Date

04-Sep-26

Distance

0.82km



3/5-7 DOWNS STREET PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$625,000

Sold Date

14-Jul-26

Distance

1.35km



2/14 OLIVE GROVE PASCOE VALE VIC 3044

 2  1  1

Sold Price

\$655,000

Sold Date

04-Jul-26

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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