

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

4/9-11 KINROSS 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2024

to

31 Aug 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

3/7 SYLVAN GROVE PASCOE VALE VIC 3044	\$700,000	21-Aug-25
5/21 ALPINE GROVE PASCOE VALE VIC 3044	\$620,000	18-Jun-25
1/7 SYLVAN GROVE PASCOE VALE VIC 3044	-	13-Aug-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 September 2025

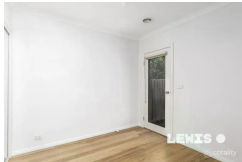


3/7 SYLVAN GROVE PASCOE VALE Sold Price
VIC 3044

^{RS} **\$700,000** Sold Date **21-Aug-25**

2 1 1

Distance **0.34km**



5/21 ALPINE GROVE PASCOE VALE Sold Price
VIC 3044

\$620,000 Sold Date **18-Jun-25**

2 1 1

Distance **1.1km**



1/7 SYLVAN GROVE PASCOE VALE Sold Price
VIC 3044

^{RS} - Sold Date **13-Aug-25**

2 1 1

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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