

## 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

449 PASCOE VALE ROAD STRATHMORE VIC 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,647,500

Property type

House

Suburb

Strathmore

Period-from

01 Aug 2024

to

31 Jul 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 102 GRANDVIEW AVENUE PASCOE VALE SOUTH VIC 3044 | \$750,000 | 05-Jun-25 |
| 2 PARKSIDE BOULEVARD PASCOE VALE SOUTH VIC 3044 | \$775,000 | 18-Feb-25 |
| 16 BURGUNDY STREET PASCOE VALE VIC 3044         | \$777,500 | 28-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: 04 August 2025



**102 GRANDVIEW AVENUE PASCOE** Sold Price  
**VALE SOUTH VIC 3044**

**\$750,000** Sold Date **05-Jun-25**

 2  1  2

Distance **1.81km**



**2 PARKSIDE BOULEVARD PASCOE** Sold Price  
**VALE SOUTH VIC 3044**

**\$775,000** Sold Date **18-Feb-25**

 2  1  2

Distance **1.88km**



**16 BURGUNDY STREET PASCOE**  
**VALE VIC 3044**

Sold Price

<sup>RS</sup> **\$777,500** Sold Date **28-Jun-25**

 2  1  1

Distance **0.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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