

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

5 Pascoe Court, Melton West Vic 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$603,500 Property Type House Suburb Melton West

Period - From 01/04/2026 to 30/06/2026 Source REIV

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 six 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
1	24 Fleetwood Cirt MELTON WEST 3337	\$695,000	14/07/2026
2	7 Southdean MELTON WEST 3337	\$745,000	23/02/2026
3	6 Helen Ct MELTON WEST 3337	\$730,000	12/02/2026

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 six months.~~

This Statement of Information was prepared on:

05/08/2026 19.23

5 Pascoe Court, Melton West Vic 3337

Tony Gerace
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 4  2  2

Property Type: House (Res)
Land Size: 1008 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
June quarter 2026: \$603,500

Comparable Properties



24 Fleetwood Cirt MELTON WEST 3337 (REI)

Agent Comments

 3  2  2

Price: \$695,000
Method: Private Sale
Date: 14/07/2026
Property Type: House
Land Size: 1364 sqm approx



7 Southdean MELTON WEST 3337 (VG)

Agent Comments

 4  -  -

Price: \$745,000
Method: Sale
Date: 23/02/2026
Property Type: House (Res)
Land Size: 818 sqm approx



6 Helen Ct MELTON WEST 3337 (REI/VG)

Agent Comments

 4  2  3

Price: \$730,000
Method: Private Sale
Date: 12/02/2026
Property Type: House (Res)
Land Size: 921 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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