

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

6/23-25 SEFTON 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

\$540,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

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

4/58 VIEW STREET PASCOE VALE VIC 3044	\$565,000	07-Mar-25
5/246 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$560,000	23-Aug-25
2/46 WARWICK ROAD PASCOE VALE VIC 3044	\$600,000	31-May-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: 29 August 2025



4/58 VIEW STREET PASCOE VALE VIC 3044

Sold Price

\$565,000

Sold Date

07-Mar-25

 2

 1

 1

Distance

0.24km



5/246 CUMBERLAND ROAD PASCOE VALE VIC 3044

Sold Price

^{RS} **\$560,000**

Sold Date

23-Aug-25

 2

 1

 1

Distance

1.37km



2/46 WARWICK ROAD PASCOE VALE VIC 3044

Sold Price

\$600,000

Sold Date

31-May-25

 2

 1

 2

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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