

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

6/9 PASCOE 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

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2025

to

28 Feb 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

16/9 PASCOE STREET PASCOE VALE VIC 3044	\$411,000	27-Feb-26
316/15 PASCOE STREET PASCOE VALE VIC 3044	\$400,000	16-Nov-25
12/9 PASCOE STREET PASCOE VALE VIC 3044	\$399,000	13-Mar-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: 27 March 2026


16/9 PASCOE STREET PASCOE VALE VIC 3044

Sold Price

^{RS} **\$411,000** Sold Date **27-Feb-26**
 2  1  1

 Distance **0km**

316/15 PASCOE STREET PASCOE VALE VIC 3044

Sold Price

\$400,000 Sold Date **16-Nov-25**
 2  2  1

 Distance **0.06km**

12/9 PASCOE STREET PASCOE VALE VIC 3044

Sold Price

^{RS} **\$399,000** Sold Date **13-Mar-26**
 2  1  1

 Distance **0km**
RS = Recent sale

UN = Undisclosed Sale

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