

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

7/5-7 DOWNS 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Aug 2025

to

31 Jul 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

1/69 SOUDAN STREET COBURG VIC 3058	\$887,500	18-Apr-26
2/2 COLORADO STREET PASCOE VALE VIC 3044	\$785,000	08-May-26
3/8 PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$815,000	06-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: 21 August 2026



1/69 SOUDAN STREET COBURG VIC 3058

3 1 1

Sold Price

\$887,500

Sold Date

18-Apr-26

Distance

1.7km



2/2 COLORADO STREET PASCOE VALE VIC 3044

3 1 2

Sold Price

\$785,000

Sold Date

08-May-26

Distance

1.13km



3/8 PLYMOUTH AVENUE PASCOE VALE VIC 3044

3 2 2

Sold Price

\$815,000

Sold Date

06-Mar-26

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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