

Statement of Information  
**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address including suburb and postcode

2/77 Sussex Street, Pascoe Vale VIC 3044

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$720,000 & \$770,000

**Median sale price**

Median price \$652,525 \*House  \*unit  x Suburb or locality Pascoe Vale  
Period - From 1 Feb 2025 to 31 Jan 2026 Source Cotality

**Comparable property sales**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within 2 kilometres of the property for sale in the last 6 months

Address of comparable property	Price	Date of sale
1. 3/372 Gaffney St Pascoe Vale	\$690,000	31/10/25
2.		
3.		