

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

8/95 SUSSEX STREET, PASCOE VALE, VIC 3044

Indicative selling price

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

Single price

or range between

\$550,000

&

\$590,000

Median sale price

Median price

\$657,961

Property Type

Unit

Suburb

PASCOE VALE

Period - From

10/09/2024

to

10/09/2025

Source

Cotality

Comparable property sales

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
6/27 SURREY STREET PASCOE VALE VIC 3044	\$620,000	29/03/2025
3/321 GAFFNEY STREET PASCOE VALE VIC 3044	\$595,000	20/03/2025
1/9-11 KINROSS STREET PASCOE VALE VIC 3044	\$630,000	17/03/2025

This Statement of Information was prepared on:

10/09/2025