

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

8 WADHAM STREET PASCOE VALE SOUTH 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

\$1,200,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,211,250

Property type

Other

Suburb

Pascoe Vale South

Period-from

01 Sep 2024

to

31 Aug 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

373 REYNARD STREET PASCOE VALE SOUTH VIC 3044	\$1,200,000	18-Jul-25
17 WADHAM STREET PASCOE VALE SOUTH VIC 3044	\$1,300,000	13-Sep-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: 24 September 2025



**373 REYNARD STREET PASCOE
VALE SOUTH VIC 3044**

3 1 1

Sold Price ^{RS} **\$1,200,000** Sold Date **18-Jul-25**

Distance **0.81km**



**17 WADHAM STREET PASCOE
VALE SOUTH VIC 3044**

3 1 2

Sold Price ^{RS} **\$1,300,000** Sold Date **13-Sep-25**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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