

## 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

9B SHANLEY STREET PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,275,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,163,500

Property type

Other

Suburb

Pascoe Vale

Period-from

01 Oct 2024

to

30 Sep 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 13A DERBY STREET PASCOE VALE VIC 3044    | \$1,300,000 | 21-Jun-25 |
| 18 YORKSHIRE STREET PASCOE VALE VIC 3044 | \$1,330,000 | 04-Jul-25 |
| 10B VALERIE STREET PASCOE VALE VIC 3044  | \$1,330,000 | 05-Mar-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: 07 October 2025



**13A DERBY STREET PASCOE VALE VIC 3044**

Sold Price

**\$1,300,000**

Sold Date

**21-Jun-25**

 4  2  2

Distance

**1.65km**



**18 YORKSHIRE STREET PASCOE VALE VIC 3044**

Sold Price

<sup>RS</sup> **\$1,330,000** <sup>UN</sup>

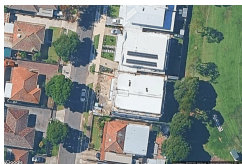
Sold Date

**04-Jul-25**

 4  2  2

Distance

**0.65km**



**10B VALERIE STREET PASCOE VALE VIC 3044**

Sold Price

**\$1,330,000**

Sold Date

**05-Mar-25**

 4  -  -

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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