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	409 GAFFNEY 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	$1,350,000	&	$1,420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,190,000	Property type	House	Suburb	Pascoe Vale
Period-from	01 Jan 2025	to	31 Dec 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.

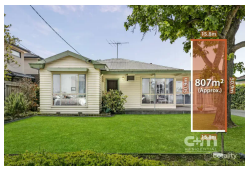
Address of comparable property	Price	Date of sale
42 PARDY STREET PASCOE VALE VIC 3044	$1,350,000	09-Dec-25
45B CUMBERLAND ROAD PASCOE VALE VIC 3044	$1,360,000	25-Sep-25
55 SURREY STREET PASCOE VALE VIC 3044	$1,375,000	18-Nov-25

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: 21 January 2026

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42 PARDY STREET PASCOE VALE VIC 3044

3 1 2

Sold Price RS $1,350,000 Sold Date 09-Dec-25

Distance 0.24km

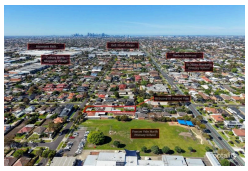


45B CUMBERLAND ROAD PASCOE VALE VIC 3044

4 - -

Sold Price $1,360,000 Sold Date 25-Sep-25

Distance 0.58km



55 SURREY STREET PASCOE VALE VIC 3044

4 1 4

Sold Price RS $1,375,000 Sold Date 18-Nov-25

Distance 1.72km

RS = Recent sale **UN** = Undisclosed Sale

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