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	5 WARD GROVE 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	$1,590,000	&	$1,690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,232,000	Property type	House	Suburb	Pascoe Vale South
Period-from	01 Dec 2024	to	30 Nov 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
484 MORELAND ROAD BRUNSWICK WEST VIC 3055	$1,670,000	23-Jun-25
95 WOODLANDS AVENUE PASCOE VALE SOUTH VIC 3044	$1,550,000	02-Dec-25
10 ROYAL PARADE PASCOE VALE SOUTH VIC 3044	$1,980,000	25-Oct-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: 23 December 2025

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484 MORELAND ROAD BRUNSWICK WEST VIC 3055

4 2 3

Sold Price **$1,670,000** Sold Date **23-Jun-25**

Distance **0.35km**



95 WOODLANDS AVENUE PASCOE VALE SOUTH VIC 3044

4 2 2

Sold Price RS **$1,550,000** Sold Date **02-Dec-25**

Distance **0.42km**



10 ROYAL PARADE PASCOE VALE SOUTH VIC 3044

4 2 1

Sold Price RS **$1,980,000** Sold Date **25-Oct-25**

Distance **0.58km**

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

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