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	4/99 ESSEX 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Jun 2025	to	31 May 2026	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
1/13 OLIVE GROVE PASCOE VALE VIC 3044	$754,000	20-Mar-26
2/35-37 ALPINE GROVE PASCOE VALE VIC 3044	$735,000	09-Feb-26

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: 12 June 2026

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1/13 OLIVE GROVE PASCOE VALE VIC 3044

2 1 2

Sold Price **$754,000** Sold Date **20-Mar-26**

Distance **0.37km**



2/35-37 ALPINE GROVE PASCOE VALE VIC 3044

2 1 1

Sold Price **$735,000** Sold Date **09-Feb-26**

Distance **0.42km**

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

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