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	2/16 Pascoe Street, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $495,000

Median sale price

Median price $675,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/04/2026 to 30/06/2026 Source REIV

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 six 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	1/16 Pascoe St PASCOE VALE 3044	$475,000	17/09/2026
2	1/88 Landells Rd PASCOE VALE 3044	$457,000	30/05/2026
3			

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 six months.

This Statement of Information was prepared on: 22/09/2026 14:52

2/16 Pascoe Street, Pascoe Vale Vic 3044

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1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$495,000
Median Unit Price
June quarter 2026: $675,000

Complex built 2005, second dwelling from the road, great space, open plan kitchen living and backyard, huge main bedroom, enormous bathroom with bathtub and separate shower, plus separate laundry and lock up garage. owner occupied so in excellent condition, new hardwood flooring and freshly painted.

Comparable Properties



1/16 Pascoe St PASCOE VALE 3044 (REI)

1 1 1

Price: $475,000
Method: Private Sale
Date: 17/09/2026
Property Type: Unit

Agent Comments

Went on the market two weeks ago and sold, front dwelling of the complex, inferior in condition as 2/16 Pascoe has new carpet, repolished flooring and painted. Superior in location as not directly facing road traffic.



1/88 Landells Rd PASCOE VALE 3044 (REI)

1 1 1

Price: $457,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit

Agent Comments

Older complex however similar condition as both have had renovations, however 2/16 Pascoe is a better floorplan and location is superior, closer to transport and shops.

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 six months.

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