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	5/465 PASCOE VALE ROAD STRATHMORE VIC 3041

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	$640,000	&	$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$832,000	Property type	Unit	Suburb	Strathmore
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
10/14 PARKER STREET PASCOE VALE VIC 3044	$650,000	26-Feb-25
9/20 AVOCA CRESCENT PASCOE VALE VIC 3044	$687,100	26-Mar-25
1/3A HESLEDEN STREET ESSENDON VIC 3040	$665,000	08-Feb-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: 27 May 2025

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10/14 PARKER STREET PASCOE VALE VIC 3044

2 1 1

Sold Price **$650,000** Sold Date **26-Feb-25**

Distance **0.34km**



9/20 AVOCA CRESCENT PASCOE VALE VIC 3044

2 1 1

Sold Price RS **$687,100** Sold Date **26-Mar-25**

Distance **0.13km**



1/3A HESLEDEN STREET ESSENDON VIC 3040

2 1 1

Sold Price **$665,000** Sold Date **08-Feb-25**

Distance **1.4km**

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

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