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	6/10 Fawkner Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $635,000 & $695,000

Median sale price

Median price $635,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/01/2025 to 31/03/2025 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	2/9 Autumn St COBURG 3058	$610,000	04/04/2025
2	3/424 Gaffney St PASCOE VALE 3044	$635,000	14/01/2025
3	3/11 Truscott St GLENROY 3046	$630,000	26/11/2024

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: 12/05/2025 13:23

6/10 Fawkner Road, Pascoe Vale Vic 3044



3 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$635,000 - $695,000
Median Unit Price
March quarter 2025: $635,000

Reviewed pricing due to market conditions and market feedback

Comparable Properties



2/9 Autumn St COBURG 3058 (VG)

3 - -

Price: $610,000
Method: Sale
Date: 04/04/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Very similar floor plan. similar build date and configuration. comparable land size and building size. Different suburb but within 2kms of subject



3/424 Gaffney St PASCOE VALE 3044 (VG)

3 - -

Price: $635,000
Method: Sale
Date: 14/01/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar configuration. comparable land size and building size. Same area and within 0.32kms of subject. Same suburb and comparable location.

3/11 Truscott St GLENROY 3046 (REI/VG)

3 1 1

Price: $630,000
Method: Private Sale
Date: 26/11/2024
Rooms: 5
Property Type: Unit
Land Size: 187 sqm approx

Agent Comments

Inferior location, located in Glenroy but within 2kms from the subject, similar configuration,

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

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