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	2/216 DERBY 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	$610,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$636,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Sep 2024	to	31 Aug 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
6/55 WARWICK ROAD PASCOE VALE VIC 3044	$615,000	07-Aug-25
1/128 CUMBERLAND ROAD PASCOE VALE VIC 3044	$615,000	08-Jun-25
6/27 SURREY STREET PASCOE VALE VIC 3044	$620,000	29-Mar-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: 21 September 2025

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6/55 WARWICK ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price **$615,000** Sold Date **07-Aug-25**

Distance **0.99km**



1/128 CUMBERLAND ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price Sold Date **08-Jun-25**

Distance **1.69km**



6/27 SURREY STREET PASCOE VALE VIC 3044

2 1 1

Sold Price **$620,000** Sold Date **29-Mar-25**

Distance **0.99km**

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

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