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	4/9-11 KINROSS 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	$570,000	~~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
3/7 SYLVAN GROVE PASCOE VALE VIC 3044	$700,000	21-Aug-25
5/21 ALPINE GROVE PASCOE VALE VIC 3044	$620,000	18-Jun-25
1/7 SYLVAN GROVE PASCOE VALE VIC 3044	-	13-Aug-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: 25 September 2025

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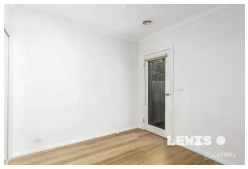


3/7 SYLVAN GROVE PASCOE VALE VIC 3044

2 1 1

Sold Price RS $700,000 Sold Date 21-Aug-25

Distance 0.34km



5/21 ALPINE GROVE PASCOE VALE VIC 3044

2 1 1

Sold Price $620,000 Sold Date 18-Jun-25

Distance 1.1km



1/7 SYLVAN GROVE PASCOE VALE VIC 3044

2 1 1

Sold Price RS - Sold Date 13-Aug-25

Distance 0.34km

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

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