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	3/23 STEWART 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~~		or range between	$685,000	&	$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Aug 2024	to	31 Jul 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
13/16-18 PASCOE STREET PASCOE VALE VIC 3044	$684,000	15-Aug-25
7/234 CUMBERLAND ROAD PASCOE VALE VIC 3044	$735,000	09-Aug-25
3/3 BRISTOL ROAD PASCOE VALE VIC 3044	$750,000	20-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: 25 August 2025

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13/16-18 PASCOE STREET PASCOE VALE VIC 3044

3 2 2

Sold Price RS $684,000 Sold Date 15-Aug-25

Distance 1.7km

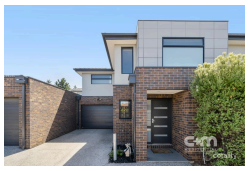


7/234 CUMBERLAND ROAD PASCOE VALE VIC 3044

3 2 1

Sold Price RS $735,000 Sold Date 09-Aug-25

Distance 1.57km



3/3 BRISTOL ROAD PASCOE VALE VIC 3044

3 2 1

Sold Price $750,000 Sold Date 20-Mar-25

Distance 1.83km

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

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