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	6/23-25 SEFTON 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	$540,000	&	$585,000

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
4/58 VIEW STREET PASCOE VALE VIC 3044	$565,000	07-Mar-25
5/246 CUMBERLAND ROAD PASCOE VALE VIC 3044	$560,000	23-Aug-25
2/46 WARWICK ROAD PASCOE VALE VIC 3044	$600,000	31-May-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: 29 August 2025

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4/58 VIEW STREET PASCOE VALE VIC 3044

2 1 1

Sold Price **$565,000** Sold Date **07-Mar-25**

Distance **0.24km**



5/246 CUMBERLAND ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price RS **$560,000** Sold Date **23-Aug-25**

Distance **1.37km**



2/46 WARWICK ROAD PASCOE VALE VIC 3044

2 1 2

Sold Price **$600,000** Sold Date **31-May-25**

Distance **1.41km**

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

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