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	2/407 GAFFNEY 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	$900,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,163,500	Property type	Other	Suburb	Pascoe Vale
Period-from	01 Oct 2024	to	30 Sep 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
1/20 PASCOE STREET PASCOE VALE VIC 3044	$900,000	24-May-25
3/10 ORMOND STREET PASCOE VALE VIC 3044	$940,000	24-May-25
2/10 ORMOND STREET PASCOE VALE VIC 3044	$950,000	23-Oct-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: 26 October 2025

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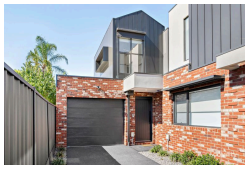


1/20 PASCOE STREET PASCOE VALE VIC 3044

3 2 1

Sold Price **$900,000** Sold Date **24-May-25**

Distance **1.7km**



3/10 ORMOND STREET PASCOE VALE VIC 3044

3 2 2

Sold Price **$940,000** Sold Date **24-May-25**

Distance **1.07km**



2/10 ORMOND STREET PASCOE VALE VIC 3044

3 2 2

Sold Price RS **$950,000** Sold Date **23-Oct-25**

Distance **1.07km**

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

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