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 AMBER COURT 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$770,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Nov 2024	to	31 Oct 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
7/242-244 BOUNDARY ROAD PASCOE VALE VIC 3044	$718,000	18-Jun-25
7/19 WEST STREET PASCOE VALE VIC 3044	$730,000	22-Oct-25
7 BIRCH COURT PASCOE VALE VIC 3044	$731,000	16-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: 03 November 2025

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7/242-244 BOUNDARY ROAD PASCOE VALE VIC 3044

3 1 2

Sold Price **$718,000** Sold Date **18-Jun-25**

Distance **0.63km**



7/19 WEST STREET PASCOE VALE VIC 3044

3 1 1

Sold Price RS **$730,000** Sold Date **22-Oct-25**

Distance **0.75km**



7 BIRCH COURT PASCOE VALE VIC 3044

3 1 2

Sold Price RS **$731,000** Sold Date **16-Aug-25**

Distance **0km**

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

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