Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 MOASCAR STREET PASCOE VALE SOUTH 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	$1,650,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,232,000	Property type	House	Suburb	Pascoe Vale South
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
11 GEZIREH STREET PASCOE VALE SOUTH VIC 3044		06-Dec-25
95 WOODLANDS AVENUE PASCOE VALE SOUTH VIC 3044	1550000	02-Dec-25
35 HATTER STREET PASCOE VALE SOUTH VIC 3044	1500000	14-Jun-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 08 December 2025

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11 GEZIREH STREET PASCOE VALE SOUTH VIC 3044

4 2 2

Sold Price

Sold Date RS **06-Dec-25**

Distance **0.41km**



95 WOODLANDS AVENUE PASCOE VALE SOUTH VIC 3044

4 2 2

Sold Price RS **1550000**

Sold Date **02-Dec-25**

Distance **0.65km**



35 HATTER STREET PASCOE VALE SOUTH VIC 3044

5 3 2

Sold Price RS **1500000**

Sold Date **14-Jun-25**

Distance **0.96km**

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

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