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	1 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	$650,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Pascoe Vale
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 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
5/10 BRISTOL ROAD PASCOE VALE VIC 3044	$640,000	22-Nov-25
4/16 BRISTOL ROAD PASCOE VALE VIC 3044	$668,000	04-Sep-25
3/11 BRISTOL ROAD PASCOE VALE VIC 3044	$650,000	29-Jul-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: 04 December 2025

Rebecca Coward
M 039748350
E pvrentaldepartment@woodards.com.au



5/10 BRISTOL ROAD PASCOE VALE VIC 3044

2 2 1

Sold Price RS $640,000 Sold Date 22-Nov-25

Distance 0.44km



4/16 BRISTOL ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price $668,000 Sold Date 04-Sep-25

Distance 0.45km



3/11 BRISTOL ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price $650,000 Sold Date 29-Jul-25

Distance 0.51km

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

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