

## 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 ZENITH STREET PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Mar 2025

to

28 Feb 2026

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

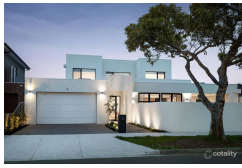
Date of sale

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 3 OLIVE GROVE PASCOE VALE VIC 3044   | \$2,400,000 | 14-Nov-25 |
| 7 PEARCEY GROVE PASCOE VALE VIC 3044 | \$1,950,000 | 25-Oct-25 |
| 16 SIMS STREET PASCOE VALE VIC 3044  | \$1,933,500 | 08-Mar-26 |

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: 23 March 2026



**3 OLIVE GROVE PASCOE VALE VIC 3044** Sold Price **\$2,400,000** Sold Date **14-Nov-25**

 5  3  2

Distance **0.81km**



**7 PEARCEY GROVE PASCOE VALE VIC 3044** Sold Price **\$1,950,000** Sold Date **25-Oct-25**

 3  3  1

Distance **1.06km**



**16 SIMS STREET PASCOE VALE VIC 3044** Sold Price <sup>RS</sup> **\$1,933,500** Sold Date **08-Mar-26**

 4  3  4

Distance **0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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