

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

262 Gaffney Street, Pascoe Vale Vic 3044
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,050,000

 &

\$1,150,000

Median sale price

Median price

\$1,175,500

 Property Type

House

 Suburb

Pascoe Vale

Period - From

01/10/2025

 to

31/12/2025

 Source

REIV

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 six 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	15 Heather Av PASCOE VALE 3044	\$1,155,000	21/02/2026
2	63 Sussex St PASCOE VALE 3044	\$1,100,000	24/11/2025
3	5 Sylvan Gr PASCOE VALE 3044	\$1,231,000	15/11/2025

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 six months.~~

This Statement of Information was prepared on:

01/04/2026 20:56

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 3  1  2

Property Type: House (Res)

Land Size: 517 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

December quarter 2025: \$1,175,500

Comparable Properties



15 Heather Av PASCOE VALE 3044 (REI)

Agent Comments

 3  1  2

Price: \$1,155,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)



63 Sussex St PASCOE VALE 3044 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,100,000

Method: Private Sale

Date: 24/11/2025

Property Type: House (Res)

Land Size: 433 sqm approx



5 Sylvan Gr PASCOE VALE 3044 (VG)

Agent Comments

 3  -  -

Price: \$1,231,000

Method: Sale

Date: 15/11/2025

Property Type: Development Site (Res)

Land Size: 627 sqm approx

Account - Whitefox Real Estate | P: 96459699



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