

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

5/14 MCCRACKEN AVENUE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

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

3/4 STEWART STREET PASCOE VALE VIC 3044	\$662,000	24-Dec-25
6/10 FAWKNER ROAD PASCOE VALE VIC 3044	\$680,000	29-May-25
3/36 PARK STREET PASCOE VALE VIC 3044	\$725,000	16-Oct-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: 13 March 2026



3/4 STEWART STREET PASCOE VALE VIC 3044

2 1 1

Sold Price **\$662,000** Sold Date **24-Dec-25**

Distance **0.1km**



6/10 FAWKNER ROAD PASCOE VALE VIC 3044

3 3 1

Sold Price **\$680,000** Sold Date **29-May-25**

Distance **0.35km**



3/36 PARK STREET PASCOE VALE VIC 3044

3 1 1

Sold Price **\$725,000** Sold Date **16-Oct-25**

Distance **0.38km**



1D ADELAIDE STREET PASCOE VALE VIC 3044

3 1 1

Sold Price **\$642,000** Sold Date **17-Oct-25**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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