

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

3 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

or range
between

\$650,000

&

\$695,000

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

1 AMBER COURT PASCOE VALE VIC 3044	\$658,000	12-Dec-25
4/379 GAFFNEY STREET PASCOE VALE VIC 3044	\$680,000	28-Oct-25
5/38-40 DANIN STREET PASCOE VALE VIC 3044	\$670,000	31-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: 18 March 2026



1 AMBER COURT PASCOE VALE VIC 3044

Sold Price **\$658,000** Sold Date **12-Dec-25**

 2  1  1

Distance **0km**



4/379 GAFFNEY STREET PASCOE VALE VIC 3044

Sold Price **\$680,000** Sold Date **28-Oct-25**

 2  1  1

Distance **1.87km**



5/38-40 DANIN STREET PASCOE VALE VIC 3044

Sold Price **\$670,000** Sold Date **31-Oct-25**

 2  1  1

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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