

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

12/9 Pascoe Street, Pascoe Vale Vic 3044

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$688,000

Property Type Unit

Suburb Pascoe Vale

Period - From 01/01/2025

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	9/9 Pascoe St PASCOE VALE 3044	\$390,000	18/01/2026
2	316/15 Pascoe St PASCOE VALE 3044	\$400,000	16/11/2025
3	16/9 Pascoe St PASCOE VALE 3044	\$411,000	28/02/2026

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:

02/03/2026 09:13



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$399,000
Median Unit Price
Year ending December 2025: \$688,000

Comparable Properties



9/9 Pascoe St PASCOE VALE 3044 (REI)

Agent Comments

 2  1  1

Price: \$390,000
Method: Private Sale
Date: 18/01/2026
Property Type: Apartment



316/15 Pascoe St PASCOE VALE 3044 (REI/VG)

Agent Comments

 2  2  1

Price: \$400,000
Method: Auction Sale
Date: 16/11/2025
Property Type: Unit



16/9 Pascoe St PASCOE VALE 3044 (REI)

Agent Comments

 2  1  1

Price: \$411,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Apartment
Land Size: 990 sqm approx

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