

## 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

4 FORSTER COURT PASCOE VALE SOUTH 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

\$1,195,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,267,500

Property type

House

Suburb

Pascoe Vale South

Period-from

01 May 2025

to

30 Apr 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

53 PRENDERGAST STREET PASCOE VALE SOUTH VIC 3044	\$1,190,000	13-Apr-26
21A CARRINGTON STREET PASCOE VALE SOUTH VIC 3044	\$1,207,000	09-May-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: 14 May 2026



**53 PRENDERGAST STREET  
PASCOE VALE SOUTH VIC 3044**

 3  2  1

Sold Price <sup>RS</sup> **\$1,190,000** <sup>UN</sup> Sold Date **13-Apr-26**

Distance **1.23km**



**21A CARRINGTON STREET PASCOE  
VALE SOUTH VIC 3044**

 4  3  1

Sold Price <sup>RS</sup> **\$1,207,000** Sold Date **09-May-26**

Distance **1.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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