

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

\$685,000

&

\$727,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,525

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2025

to

31 Jan 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

6/17 VIEW STREET PASCOE VALE VIC 3044	\$710,000	18-Dec-25
3/32 VIEW STREET PASCOE VALE VIC 3044	\$710,000	19-Nov-25
3/26-28 PROSPECT STREET PASCOE VALE VIC 3044	\$710,000	13-Sep-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: 09 February 2026



**6/17 VIEW STREET PASCOE VALE
VIC 3044**

Sold Price

^{RS}

\$710,000

Sold Date

18-Dec-25

 2

 1

 1

Distance

1.77km



**3/32 VIEW STREET PASCOE VALE
VIC 3044**

Sold Price

\$710,000

Sold Date

19-Nov-25

 2

 1

 1

Distance

1.73km



**3/26-28 PROSPECT STREET
PASCOE VALE VIC 3044**

Sold Price

Sold Date

13-Sep-25

 2

 1

 1

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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