

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

5/17 SEFTON STREET 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

\$585,000

&

\$635,000

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

4/238 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$625,000	31-Jan-26
3/100 RAILWAY PARADE PASCOE VALE VIC 3044	\$605,000	15-Dec-25
2/30-32 DANIN STREET PASCOE VALE VIC 3044	\$635,000	05-Nov-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: 19 February 2026



**4/238 CUMBERLAND ROAD
PASCOE VALE VIC 3044**

 2  1  1

Sold Price

^{RS} **\$625,000**

Sold Date

31-Jan-26

Distance

1.3km



**3/100 RAILWAY PARADE PASCOE
VALE VIC 3044**

 2  1  1

Sold Price

^{RS} **\$605,000**

Sold Date

15-Dec-25

Distance

0.08km



**2/30-32 DANIN STREET PASCOE
VALE VIC 3044**

 2  2  1

Sold Price

\$635,000

Sold Date

05-Nov-25

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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