

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

5/22 FAWKNER ROAD 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

\$850,000

&

\$935,000

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

15/8 PROSPECT STREET PASCOE VALE VIC 3044	\$850,000	30-Jan-26
3/301 GAFFNEY STREET PASCOE VALE VIC 3044	\$868,500	29-Nov-25
1/27 ALPINE GROVE PASCOE VALE VIC 3044	\$885,000	22-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: 27 February 2026

**15/8 PROSPECT STREET PASCOE VALE VIC 3044**3  3  1 

Sold Price

^{RS} **\$850,000**Sold Date **30-Jan-26**Distance **0.73km****3/301 GAFFNEY STREET PASCOE VALE VIC 3044**3  2  1 

Sold Price

\$868,500Sold Date **29-Nov-25**Distance **1.25km****1/27 ALPINE GROVE PASCOE VALE VIC 3044**3  2  2 

Sold Price

\$885,000Sold Date **22-Nov-25**Distance **0.75km****RS** = Recent sale**UN** = Undisclosed Sale

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