

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

2/77 Sussex Street, Pascoe Vale VIC 3044

Indicative selling price

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

Single price or range between \$720,000 & \$770,000

Median sale price

Median price \$652,525 *House *unit x Suburb or locality Pascoe Vale
Period - From 1 Feb 2025 to 31 Jan 2026 Source Cotality

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within 2 kilometres of the property for sale in the last 6 months

Address of comparable property	Price	Date of sale
1. 3/372 Gaffney St Pascoe Vale	\$690,000	31/10/25
2.		
3.		