

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 7/6 York Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$660,000 & \$680,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Pascoe Vale South

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 six 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
1	3/69 Cumberland Rd PASCOE VALE 3044	\$630,500	03/02/2026
2	1d Heath St PASCOE VALE 3044	\$636,000	31/01/2026
3	2/18 Parker St PASCOE VALE 3044	\$629,000	23/01/2026

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 six months.~~

This Statement of Information was prepared on: 27/02/2026 14:13



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Modern townhouse with 2 bedrooms, 2 bathrooms and a secure lock up garage

Indicative Selling Price

\$660,000 - \$680,000

Median Unit Price

December quarter 2025: \$705,000

Comparable Properties



3/69 Cumberland Rd PASCOE VALE 3044 (REI)

2 2 1

Price: \$630,500

Method: Private Sale

Date: 03/02/2026

Property Type: Townhouse (Single)

Agent Comments

Offers similar accomodation. Interior location due to busy road.



1d Heath St PASCOE VALE 3044 (REI)

2 2 1

Price: \$636,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Townhouse (Res)

Agent Comments

Similar 2 bed 2 bath. Inferior due to three levels.



2/18 Parker St PASCOE VALE 3044 (REI)

2 1 1

Price: \$629,000

Method: Private Sale

Date: 23/01/2026

Property Type: Townhouse (Res)

Agent Comments

Similar reverse living townhouse. Lack of second bathroom.

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