

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

## Property offered for sale

<b>Address</b>	6/9 Pascoe Street, PASCOE VALE, VIC 3044
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## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

<b>Single price</b>	\$429000	<b>Range low</b>		<b>Range high</b>	
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## Median sale price

<b>Median price</b>	\$900000 AUD	<b>Property type</b>	apartment	<b>Suburb</b>	PASCOE VALE
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<b>Period from</b>	01/11/2025	<b>Period to</b>	23/04/2026	<b>Source</b>	realestate.com.au
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## Comparable property sales

<b>Address of comparable property</b>	<b>Price</b>	<b>Date of sale</b>
7/12 Grove Street, PASCOE VALE, VIC 3044	\$910000 AUD	15/12/2025
4/5 Union Street, PASCOE VALE, VIC 3044	\$890000 AUD	02/01/2026
3/8 Park Street, PASCOE VALE, VIC 3044	\$905000 AUD	28/02/2026

<b>This Statement of Information was prepared on:</b>	24/03/2026
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