

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

9 WINONA GROVE PASCOE VALE SOUTH 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

\$1,280,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Mar 2025

to

28 Feb 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

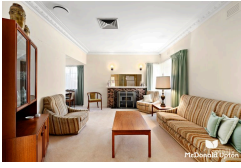
Date of sale

8 WADHAM STREET PASCOE VALE SOUTH VIC 3044	\$1,270,000	25-Oct-25
35 PARKSTONE AVENUE PASCOE VALE SOUTH VIC 3044	\$1,330,000	15-Nov-25
358 REYNARD STREET PASCOE VALE SOUTH VIC 3044	\$1,350,000	21-Feb-26

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: 20 March 2026



8 WADHAM STREET PASCOE VALE Sold Price **\$1,270,000** Sold Date **25-Oct-25**
SOUTH VIC 3044

 3  1  1

Distance **0.13km**



35 PARKSTONE AVENUE PASCOE Sold Price **\$1,330,000** Sold Date **15-Nov-25**
VALE SOUTH VIC 3044

 3  1  2

Distance **0.46km**



358 REYNARD STREET PASCOE Sold Price ^{RS} **\$1,350,000** Sold Date **21-Feb-26**
VALE SOUTH VIC 3044

 3  2  1

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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