

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 7/103 Sussex Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$570,000 & \$600,000

Median sale price

Median price \$711,000 Property Type Unit Suburb Pascoe Vale

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	1/95 Sussex St PASCOE VALE 3044	\$575,000	03/03/2026
2	1/451 Gaffney St PASCOE VALE 3044	\$570,000	02/03/2026
3	6/103 Sussex St PASCOE VALE 3044	\$601,000	17/02/2026

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: 01/04/2026 17:52



Property Type: Townhouse

Agent Comments

Similar property within the same complex, with comparable layout and features.

Indicative Selling Price

\$570,000 - \$600,000

Median Unit Price

December quarter 2025: \$711,000

Comparable Properties



1/95 Sussex St PASCOE VALE 3044 (REI)



Price: \$575,000

Method: Private Sale

Date: 03/03/2026

Property Type: Townhouse (Single)

Land Size: 109 sqm approx

Agent Comments

Recent Sale on the Street - 2 Bedroom
2 Bathroom Single Car Garage. Street
Frontage only two level, Street
frontage Superior



1/451 Gaffney St PASCOE VALE 3044 (REI/VG)



Price: \$570,000

Method: Private Sale

Date: 02/03/2026

Property Type: Townhouse (Single)

Agent Comments

Both properties share a similar interior
and have the same accommodation.
Superior as double level, inferior as
lacks additional bathroom zone.



6/103 Sussex St PASCOE VALE 3044 (REI/VG)



Price: \$601,000

Method: Sold Before Auction

Date: 17/02/2026

Property Type: Townhouse (Res)

Agent Comments

Recent Sale on the Block - 2 Bedroom
2 Bathroom Single Car Garage Mirror
Image Tri Level

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