

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

3/160 DERBY STREET PASCOE VALE 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 May 2025

to

30 Apr 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

1/3 ASHKANASY AVENUE PASCOE VALE VIC 3044	\$845,000	28-Feb-26
2/18 VALERIE STREET PASCOE VALE VIC 3044	\$800,000	01-Feb-26
1/19 NORTHGATE STREET PASCOE VALE VIC 3044	\$893,500	09-Dec-25

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: 04 May 2026



1/3 ASHKANASY AVENUE PASCOE VALE VIC 3044

Sold Price

RS

\$845,000

Sold Date

28-Feb-26

2

1

1

Distance

0.21km

2/18 VALERIE STREET PASCOE VALE VIC 3044

Sold Price

\$800,000

Sold Date

01-Feb-26

3

1

1

Distance

0.87km

1/19 NORTHGATE STREET PASCOE VALE VIC 3044

Sold Price

\$893,500

Sold Date

09-Dec-25

3

1

2

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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