

# 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

3/22 Sefton Street, Pascoe Vale Vic 3044

### Indicative selling price

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

Range between \$600,000

&

\$650,000

### Median sale price

Median price \$710,750

Property Type Unit

Suburb Pascoe Vale

Period - From 01/01/2026

to 31/03/2026

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 | 6/5 Bellevue Tce PASCOE VALE 3044   | \$640,000 | 25/03/2026   |
| 2 | 5/17 Sefton St PASCOE VALE 3044     | \$615,000 | 10/03/2026   |
| 3 | 3/69 Cumberland Rd PASCOE VALE 3044 | \$630,500 | 03/02/2026   |

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:

14/05/2026 14:49



2 1 1

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**6/5 Bellevue Tce PASCOE VALE 3044 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 25/03/2026

**Property Type:** Townhouse (Res)



**5/17 Sefton St PASCOE VALE 3044 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$615,000

**Method:** Private Sale

**Date:** 10/03/2026

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 130 sqm approx



**3/69 Cumberland Rd PASCOE VALE 3044 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$630,500

**Method:** Private Sale

**Date:** 03/02/2026

**Property Type:** Townhouse (Single)

**Account - Jellis Craig Pascoe Vale | P: 03 9989 9575**