

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

4/95 BALMORAL AVENUE 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

\$725,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$701,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Jun 2025

to

31 May 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

2/385 GAFFNEY STREET PASCOE VALE VIC 3044	\$725,000	27-Feb-26
1/2 WARATAH STREET PASCOE VALE VIC 3044	\$740,000	16-Mar-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: 03 June 2026



**2/385 GAFFNEY STREET PASCOE
VALE VIC 3044**

Sold Price

\$725,000

Sold Date

27-Feb-26



2



1



2

Distance

1.06km



**1/2 WARATAH STREET PASCOE
VALE VIC 3044**

Sold Price

\$740,000

Sold Date

16-Mar-26



2



1



2

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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