

# 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

5 Pascoe Court, Melton West Vic 3337

### Indicative selling price

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

Range between \$700,000 & \$770,000

### Median sale price

Median price \$603,500 Property Type House Suburb Melton West

Period - From 01/04/2026 to 30/06/2026 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 | 24 Fleetwood Cirt MELTON WEST 3337 | \$695,000 | 14/07/2026   |
| 2 | 7 Southdean MELTON WEST 3337       | \$745,000 | 23/02/2026   |
| 3 | 6 Helen Ct MELTON WEST 3337        | \$730,000 | 12/02/2026   |

**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:

05/08/2026 19.23

5 Pascoe Court, Melton West Vic 3337

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4 2 1

**Property Type:** House (Res)  
**Land Size:** 1008 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median House Price**  
June quarter 2026: \$603,500

## Comparable Properties



**24 Fleetwood Cirt MELTON WEST 3337 (REI)**

**Agent Comments**

3 2 2

**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 14/07/2026  
**Property Type:** House  
**Land Size:** 1364 sqm approx



**7 Southdean MELTON WEST 3337 (VG)**

**Agent Comments**

4 - -

**Price:** \$745,000  
**Method:** Sale  
**Date:** 23/02/2026  
**Property Type:** House (Res)  
**Land Size:** 818 sqm approx



**6 Helen Ct MELTON WEST 3337 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 12/02/2026  
**Property Type:** House (Res)  
**Land Size:** 921 sqm approx

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044



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