

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

6/27 ALPINE GROVE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2025

to

31 Mar 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

1/297 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$650,000	23-Jan-26
4/32 PARK STREET PASCOE VALE VIC 3044	\$695,000	20-Mar-26
5/18 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$750,000	28-Jan-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: 01 April 2026



**1/297 CUMBERLAND ROAD
PASCOE VALE VIC 3044**

2 1 1

Sold Price

\$650,000

Sold Date

23-Jan-26

Distance

0.97km



**4/32 PARK STREET PASCOE VALE
VIC 3044**

2 1 1

Sold Price

^{RS} **\$695,000**

Sold Date

20-Mar-26

Distance

1.05km



**5/18 AUSTIN CRESCENT PASCOE
VALE VIC 3044**

2 1 1

Sold Price

^{RS} **\$750,000**

Sold Date

28-Jan-26

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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