

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

6/430 GAFFNEY 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Pascoe Vale

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

4/430 GAFFNEY STREET PASCOE VALE VIC 3044	\$590,000	24-Apr-26
5/14 MCCracken AVENUE PASCOE VALE VIC 3044	\$543,000	05-May-26
140 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$600,000	21-May-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: 30 June 2026