

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

7A WALLACE CRESCENT STRATHMORE VIC 3041

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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,512,500

Property type

House

Suburb

Strathmore

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

2B HENLEY STREET PASCOE VALE SOUTH VIC 3044	\$1,030,000	07-Feb-26
5/22 FAWKNER ROAD PASCOE VALE VIC 3044	\$992,500	10-Mar-26
213 OHEA STREET PASCOE VALE SOUTH VIC 3044	\$990,000	26-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: 25 June 2026



**2B HENLEY STREET PASCOE VALE
SOUTH VIC 3044**

Sold Price

\$1,030,000

Sold Date

07-Feb-26

3

2

1

Distance

1km



**5/22 FAWKNER ROAD PASCOE
VALE VIC 3044**

Sold Price

\$992,500

Sold Date

10-Mar-26

3

2

1

Distance

1.58km



**213 OHEA STREET PASCOE VALE
SOUTH VIC 3044**

Sold Price

\$990,000

Sold Date

26-Mar-26

3

2

2

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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