

A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and yellow fabric is on a paved patio. Next to it is a wooden stool made of two tree stumps, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and greenery surround the pool area. The scene is brightly lit, suggesting a sunny day.

RayWhite.

Statement of information

1/126 DERBY STREET, PASCOE VALE, VIC 3044
PREPARED BY JAMIL ALLOUCHE, RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

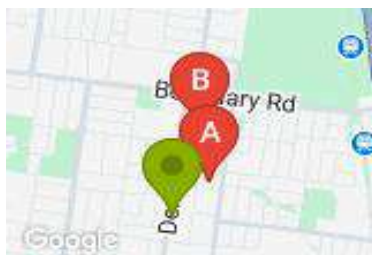
1/126 DERBY STREET, PASCOE VALE, VIC  3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$800,000 to \$850,000**

Provided by: Belinda Rabar , Ray White Brunswick

MEDIAN SALE PRICE



PASCOE VALE, VIC, 3044

Suburb Median Sale Price (Unit)

\$652,000

01 October 2024 to 30 September 2025

Provided by: 

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



6/10 DORSET RD, PASCOE VALE, VIC 3044

 3  2  1

Sale Price

\$857,500

Sale Date: 20/06/2025

Distance from Property: 341m



2/8 SUNSHINE ST, PASCOE VALE, VIC 3044

 3  2  2

Sale Price

\$855,000

Sale Date: 21/06/2025

Distance from Property: 635m

This report has been compiled on 16/11/2025 by Ray White Brunswick. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1/126 DERBY STREET, PASCOE VALE, VIC 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$800,000 to \$850,000

Median sale price

Median price

\$652,000

Property type

Unit

Suburb

PASCOE VALE

Period

01 October 2024 to 30 September 2025

Source

pricfinder

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property

Price

Date of sale

6/10 DORSET RD, PASCOE VALE, VIC 3044	\$857,500	20/06/2025
2/8 SUNSHINE ST, PASCOE VALE, VIC 3044	\$855,000	21/06/2025

This Statement of Information was prepared on:

16/11/2025