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: 3/3 Plymouth Avenue, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $655,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/10/2024 to 31/12/2024 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	2/36 Bolingbroke St PASCOE VALE 3044	$625,000	09/11/2024
2	3/115 Northumberland Rd PASCOE VALE 3044	$636,000	30/11/2024
3	1/26-28 Prospect St PASCOE VALE 3044	$650,000	02/10/2024

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: 10/02/2025 13:58

3/3 Plymouth Avenue, Pascoe Vale Vic 3044

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2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
December quarter 2024: $655,000

Comparable Properties



2/36 Bolingbroke St PASCOE VALE 3044 (REI/VG)

2 1 2

Price: $625,000
Method: Sold Before Auction
Date: 09/11/2024
Property Type: Unit

Agent Comments



3/115 Northumberland Rd PASCOE VALE 3044 (REI/VG)

2 1 1

Price: $636,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Unit

Agent Comments

1/26-28 Prospect St PASCOE VALE 3044 (REI)

2 1 1

Price: $650,000
Method: Sold Before Auction
Date: 02/10/2024
Property Type: Unit

Agent Comments

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