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	2/1a Plymouth Avenue, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $585,000 & $640,000

Median sale price

Median price $648,000 Property Type Unit Suburb Pascoe Vale

Period - From 07/07/2024 to 06/07/2025 Source Property Data

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	3/206 Gaffney St PASCOE VALE 3044	$610,000	24/06/2025
2	2/107 Cumberland Rd PASCOE VALE 3044	$575,000	23/06/2025
3	5/55 Warwick Rd PASCOE VALE 3044	$595,000	17/06/2025

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: 07/07/2025 15:58

2/1a Plymouth Avenue, Pascoe Vale Vic 3044



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$585,000 - $640,000
Median Unit Price
07/07/2024 - 06/07/2025: $648,000

Comparable Properties



3/206 Gaffney St PASCOE VALE 3044 (REI)

2 2 1

Price: $610,000
Method: Private Sale
Date: 24/06/2025
Property Type: Unit

Agent Comments

Same suburb, same configuration, kitchen on second level also. superior location



2/107 Cumberland Rd PASCOE VALE 3044 (REI)

2 1 1

Price: $575,000
Method: Private Sale
Date: 23/06/2025
Property Type: Townhouse (Single)

Agent Comments

same suburb, same configuration less a bathroom



5/55 Warwick Rd PASCOE VALE 3044 (REI)

2 1 1

Price: $595,000
Method: Sold Before Auction
Date: 17/06/2025
Property Type: Townhouse (Res)

Agent Comments

same suburb, close proximity, same configuration less a bathroom

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

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