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	5/6 Plymouth Avenue, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $770,000 & $840,000

Median sale price

Median price $661,000 Property Type Townhouse Suburb Pascoe Vale

Period - From 19/08/2024 to 18/08/2025 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	4/6 Plymouth Av PASCOE VALE 3044	$825,000	24/05/2025
2	2/8-12 Bawden Ct PASCOE VALE 3044	$715,000	15/05/2025
3	3/6 Fawkner Rd PASCOE VALE 3044	$841,500	16/04/2025

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: 19/08/2025 11:30

5/6 Plymouth Avenue, Pascoe Vale Vic 3044



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$770,000 - $840,000
Median Townhouse Price
19/08/2024 - 18/08/2025: $661,000

Comparable Properties



4/6 Plymouth Av PASCOE VALE 3044 (REI/VG)

3 2 2

Price: $825,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Unit

Agent Comments



2/8-12 Bawden Ct PASCOE VALE 3044 (REI/VG)

3 2 2

Price: $715,000
Method: Auction Sale
Date: 15/05/2025
Property Type: Townhouse (Res)

Agent Comments



3/6 Fawkner Rd PASCOE VALE 3044 (REI/VG)

3 2 2

Price: $841,500
Method: Sold Before Auction
Date: 16/04/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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