

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



 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)

Agent Comments

 3  2  2

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



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

Agent Comments

 3  2  2

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



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

Agent Comments

 3  2  2

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

Account - Barry Plant | P: 03 9842 8888