

## 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

1/420 GAFFNEY STREET PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,525

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

1D ADELAIDE STREET PASCOE VALE VIC 3044	\$642,000	17-Oct-25
6/6 PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$630,000	17-Sep-25

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 6 months.

This Statement of Information was prepared on: 17 February 2026

**1D ADELAIDE STREET PASCOE  
VALE VIC 3044**

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Sold Price

**\$642,000**

Sold Date

**17-Oct-25**

Distance

**0.77km****6/6 PLYMOUTH AVENUE PASCOE  
VALE VIC 3044**

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Sold Price

**\$630,000**

Sold Date

**17-Sep-25**

Distance

**1.44km**

RS = Recent sale

UN = Undisclosed Sale

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