

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 3/8 Plymouth Avenue, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$711,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/10/2025 to 31/12/2025 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	7/52 Kent Rd PASCOE VALE 3044	\$730,000	15/01/2026
2	3/94 Northumberland Rd PASCOE VALE 3044	\$750,000	04/12/2025
3	5/6 Plymouth Av PASCOE VALE 3044	\$800,000	15/09/2025

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: 26/02/2026 16:52



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

3 bedroom townhouse

Comparable Properties



7/52 Kent Rd PASCOE VALE 3044 (REI/VG)



Price: \$730,000

Method: Private Sale

Date: 15/01/2026

Property Type: Townhouse (Single)

Agent Comments

Similar style property offering inferior accommodation.



3/94 Northumberland Rd PASCOE VALE 3044 (REI)



Price: \$750,000

Method: Private Sale

Date: 04/12/2025

Property Type: Townhouse (Res)

Land Size: 142 sqm approx

Agent Comments

Similar style offering comparable accommodation.



5/6 Plymouth Av PASCOE VALE 3044 (REI/VG)



Price: \$800,000

Method: Private Sale

Date: 15/09/2025

Property Type: Townhouse (Res)

Agent Comments

Offering comparable accommodation.
Freshly presented