

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

1/451 Gaffney Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$570,000

&

\$610,000

Median sale price

Median price \$690,000

Property Type Townhouse

Suburb Pascoe Vale

Period - From 10/12/2024

to

09/12/2025

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.

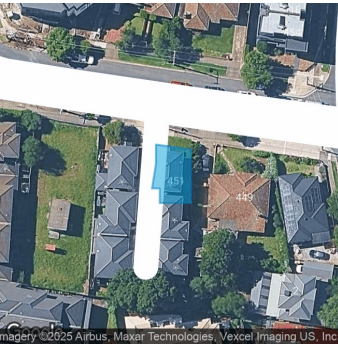
	Address of comparable property	Price	Date of sale
1	2/137 Northumberland Rd PASCOE VALE 3044	\$600,000	05/11/2025
2	4/348 Gaffney St PASCOE VALE 3044	\$595,000	01/11/2025
3	5/55 Warwick Rd PASCOE VALE 3044	\$595,000	17/06/2025

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:

10/12/2025 10:58



Property Type:
Agent Comments

Indicative Selling Price
\$570,000 - \$610,000
Median Townhouse Price
10/12/2024 - 09/12/2025: \$690,000

Comparable Properties



2/137 Northumberland Rd PASCOE VALE 3044 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 05/11/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 146 sqm approx



4/348 Gaffney St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 01/11/2025
Property Type: Unit



5/55 Warwick Rd PASCOE VALE 3044 (REI/VG)

Agent Comments



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

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788