

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

4/5 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$580,000

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

2/107 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$575,000	23-Jun-25
6/137 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$555,000	21-Oct-25
12/43 ARNDT ROAD PASCOE VALE VIC 3044	\$565,000	12-Dec-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: 20 February 2026

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**2/107 CUMBERLAND ROAD
PASCOE VALE VIC 3044**

2 1 1

Sold Price **\$575,000** Sold Date **23-Jun-25**

Distance **0.66km**



**6/137 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

2 1 1

Sold Price **\$555,000** Sold Date **21-Oct-25**

Distance **1.39km**



**12/43 ARNDT ROAD PASCOE VALE
VIC 3044**

2 1 1

Sold Price **\$565,000** Sold Date **12-Dec-25**

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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