

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

6/17-19 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,500

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2025

to

31 Aug 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

3/8 PLYMOUTH AVENUE PASCOE VALE VIC 3044	\$815,000	06-Mar-26
3/25 ETHEL STREET OAK PARK VIC 3046	\$865,000	24-Jul-26
51A RHODES PARADE OAK PARK VIC 3046	\$815,000	30-Mar-26

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: 02 September 2026



**3/8 PLYMOUTH AVENUE PASCOE
VALE VIC 3044**

Sold Price

\$815,000

Sold Date **06-Mar-26**

 3  2  2

Distance **1.29km**



**3/25 ETHEL STREET OAK PARK
VIC 3046**

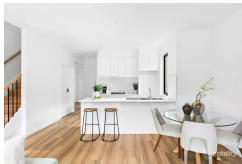
Sold Price

^{RS} **\$865,000**

Sold Date **24-Jul-26**

 3  2  2

Distance **1.47km**



**51A RHODES PARADE OAK PARK
VIC 3046**

Sold Price

\$815,000

Sold Date **30-Mar-26**

 3  2  2

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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