

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

2/121-125 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2025

to

31 May 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

140 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$600,000	21-May-26
3/31 DEVON ROAD PASCOE VALE VIC 3044	\$620,000	12-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: 23 June 2026

**140 CUMBERLAND ROAD PASCOE VALE VIC 3044**

3 1 1

Sold Price

\$600,000

Sold Date

21-May-26

Distance

1.27km**3/31 DEVON ROAD PASCOE VALE VIC 3044**

3 1 1

Sold Price

\$620,000

Sold Date

12-Mar-26

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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