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	2/307 Cumberland Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $690,000 & $740,000

Median sale price

Median price $710,750 Property Type Unit Suburb Pascoe Vale

Period - From 01/01/2026 to 31/03/2026 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	2/29 Snell Gr PASCOE VALE 3044	$712,000	24/06/2026
2	8/423 Gaffney St PASCOE VALE 3044	$725,000	27/03/2026
3			

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: 25/06/2026 09:23

2/307 Cumberland Road, Pascoe Vale Vic 3044

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3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$690,000 - $740,000
Median Unit Price
March quarter 2026: $710,750

Comparable Properties



2/29 Snell Gr PASCOE VALE 3044 (REI)

3 1 2

Price: $712,000
Method: Private Sale
Date: 24/06/2026
Property Type: Townhouse (Single)
Land Size: 150 sqm approx

Agent Comments

This property only has one bathroom whereas our property has two bathrooms. However Cumberland Road is a far superior location and it is a much larger townhome internally.



8/423 Gaffney St PASCOE VALE 3044 (REI/VG)

3 2 2

Price: $725,000
Method: Private Sale
Date: 27/03/2026
Property Type: Townhouse (Res)

Agent Comments

This property has two car spaces on title whereas our property for sale has only one car space on title. Cumberland benefits from a street facing townhome where as Gaffney Street is in a high density block.

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. There are only two comparable sales in Pascoe Vale. The other comparable sales are in different suburbs however they are also within a two kilometre radius.

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