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	85 Northumberland Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,204,000 Property Type House Suburb Pascoe Vale

Period - From 01/01/2025 to 31/03/2025 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	47 Rhodes Pde OAK PARK 3046	$1,165,000	11/06/2025
2	1/13 Cumberland Rd PASCOE VALE SOUTH 3044	$1,205,000	04/06/2025
3	3/3 Devon Rd PASCOE VALE 3044	$1,212,000	24/05/2025

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: 03/07/2025 10:22

85 Northumberland Road, Pascoe Vale Vic 3044

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4 3 2

Property Type: House
Land Size: 348 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
March quarter 2025: $1,204,000

Built 2018, amazing quality finishes, great spaces with side yard, front yard and outdoor covered area. Lockup garage. Strathmore zoned.

Comparable Properties



47 Rhodes Pde OAK PARK 3046 (REI)

4 3 2

Price: $1,165,000
Method: Private Sale
Date: 11/06/2025
Property Type: House (Res)

Agent Comments

Great comparable as very similar condition and accommodation, Northumberland Rd is superior in location.



1/13 Cumberland Rd PASCOE VALE SOUTH 3044 (REI)

4 3 2

Price: $1,205,000
Method: Private Sale
Date: 04/06/2025
Property Type: House (Res)

Agent Comments

Excellent comparable, similar accommodation and in close proximity, Northumberland is superior in size of living area accommodation.



3/3 Devon Rd PASCOE VALE 3044 (REI)

4 2 2

Price: $1,212,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House

Agent Comments

Great comparable as recent sale and in very close proximity.

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