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	2/137 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	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$636,000	Property type	Unit	Suburb	Pascoe Vale
Period-from	01 Sep 2024	to	31 Aug 2025	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
3/18 ZENITH STREET PASCOE VALE VIC 3044	$630,000	11-Jun-25
1C ADELAIDE STREET PASCOE VALE VIC 3044	$635,000	22-Aug-25
2/11 BRISTOL ROAD PASCOE VALE VIC 3044	$602,000	13-Jun-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: 17 September 2025

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3/18 ZENITH STREET PASCOE VALE VIC 3044

3 1 1

Sold Price **$630,000** Sold Date **11-Jun-25**

Distance **0.81km**



1C ADELAIDE STREET PASCOE VALE VIC 3044

3 1 1

Sold Price RS **$635,000** Sold Date **22-Aug-25**

Distance **1.3km**



2/11 BRISTOL ROAD PASCOE VALE VIC 3044

3 1 1

Sold Price **$602,000** Sold Date **13-Jun-25**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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