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<br>Including suburb and postcode | 3/94 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 | $695,000 | & | $745,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $640,000 | Property type | Unit | Suburb | Pascoe Vale |
| Period-from | 01 Nov 2024 | to | 31 Oct 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 |
|---|---|---|
| 7/19 WEST STREET PASCOE VALE VIC 3044 | $730,000 | 22-Oct-25 |
| 2 AMBER COURT PASCOE VALE VIC 3044 | $750,000 | 14-Nov-25 |
| 3/38 PARK STREET PASCOE VALE VIC 3044 | $730,000 | 10-Sep-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: 25 November 2025

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**7/19 WEST STREET PASCOE VALE VIC 3044**

3 1 1

Sold Price RS $730,000 Sold Date 22-Oct-25

Distance 0.9km



**2 AMBER COURT PASCOE VALE VIC 3044**

3 1 2

Sold Price RS $750,000 Sold Date 14-Nov-25

Distance 1.15km



**3/38 PARK STREET PASCOE VALE VIC 3044**

3 1 1

Sold Price $730,000 Sold Date 10-Sep-25

Distance 0.89km

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

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