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	57 Northumberland Road, Pascoe Vale Vic 3044
postcode	

Indicative selling price

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

Range between \$1,350,000 & \$1,420,000	Range between	\$1,350,000	&	\$1,420,000
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Median sale price

Median price	\$1,087,500	Pro	perty Type	House		Suburb	Pascoe Vale
Period - From	12/02/2024	to	11/02/2025		Source	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	3b Jessie St OAK PARK 3046	\$1,400,000	11/01/2025
2	7a Hayes Rd STRATHMORE 3041	\$1,420,000	21/11/2024
3	6 Ann St PASCOE VALE 3044	\$1,385,000	14/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/02/2025 13:53













Property Type: Agent Comments

Indicative Selling Price \$1,350,000 - \$1,420,000 **Median House Price** 12/02/2024 - 11/02/2025: \$1,087,500

Comparable Properties



3b Jessie St OAK PARK 3046 (REI)







Agent Comments

Price: \$1,400,000 Method: Private Sale Date: 11/01/2025 Property Type: House



7a Hayes Rd STRATHMORE 3041 (REI)







Agent Comments

Price: \$1,420,000 Method: Private Sale Date: 21/11/2024

Property Type: Townhouse (Single) Land Size: 313 sqm approx

6 Ann St PASCOE VALE 3044 (REI/VG)





Price: \$1,385,000 Method: Auction Sale

Date: 14/09/2024 Property Type: House (Res) Land Size: 592 sqm approx **Agent Comments**

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788





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