

# 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 57 Northumberland Road, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,420,000

### Median sale price

Median price \$1,087,500 Property 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.

	Address 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 comparable properties 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)**

[Agent Comments](#)



**Price:** \$1,385,000  
**Method:** Auction Sale  
**Date:** 14/09/2024  
**Property Type:** House (Res)  
**Land Size:** 592 sqm approx

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