

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

204D/23 CUMBERLAND ROAD PASCOE VALE SOUTH 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

\$515,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Pascoe Vale South

Period-from

01 Dec 2024

to

30 Nov 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

1/334 PASCOE VALE ROAD ESSENDON VIC 3040	\$585,000	13-Oct-25
303/314 PASCOE VALE ROAD ESSENDON VIC 3040	\$495,000	11-Nov-25
401/314 PASCOE VALE ROAD ESSENDON VIC 3040	\$485,000	29-Nov-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: 10 December 2025


**1/334 PASCOE VALE ROAD
ESSENDON VIC 3040**

 2
  1
  1

Sold Price

\$585,000

Sold Date

13-Oct-25

Distance

1.39km

**303/314 PASCOE VALE ROAD
ESSENDON VIC 3040**

 2
  2
  2

Sold Price

^{RS} **\$495,000**

Sold Date

11-Nov-25

Distance

1.6km

**401/314 PASCOE VALE ROAD
ESSENDON VIC 3040**

 2
  2
  1

Sold Price

^{RS} **\$485,000**

Sold Date

29-Nov-25

Distance

1.6km
RS = Recent sale

UN = Undisclosed Sale

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