

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

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

**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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