

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

67 Northumberland Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,204,000 Property Type House Suburb Pascoe Vale

Period - From 01/01/2025 to 31/03/2025 Source REIV

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	31 Snell Gr PASCOE VALE 3044	\$1,350,000	29/03/2025
2	4 Dale Av PASCOE VALE 3044	\$1,320,000	15/03/2025
3	2 Dale Av PASCOE VALE 3044	\$1,270,000	15/03/2025

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:

09/04/2025 15:03



4 2 4

Rooms: 6
Property Type: House (Res)
Land Size: 987 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
March quarter 2025: \$1,204,000

Comparable Properties

31 Snell Gr PASCOE VALE 3044 (REI)

Agent Comments

5 3 4

Price: \$1,350,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 1031 sqm approx



4 Dale Av PASCOE VALE 3044 (REI)

Agent Comments

4 2 2

Price: \$1,320,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 756 sqm approx



2 Dale Av PASCOE VALE 3044 (REI)

Agent Comments

3 1 2

Price: \$1,270,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 755 sqm approx