

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

7/17-19 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Oct 2024

to

30 Sep 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

11/17-19 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$536,000	21-Apr-25
2/107 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$575,000	23-Jun-25
5/4 ARNDT ROAD PASCOE VALE VIC 3044	\$550,000	02-May-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: 06 October 2025



11/17-19 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044 Sold Price **\$536,000** Sold Date **21-Apr-25**

 2  1  1

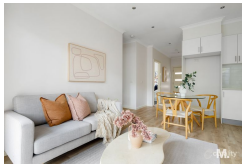
Distance **0km**



2/107 CUMBERLAND ROAD PASCOE VALE VIC 3044 Sold Price **\$575,000** Sold Date **23-Jun-25**

 2  1  1

Distance **0.64km**



5/4 ARNDT ROAD PASCOE VALE VIC 3044 Sold Price **\$550,000** Sold Date **02-May-25**

 2  1  1

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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