

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

4/246 CUMBERLAND 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Aug 2024

to

31 Jul 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

9/21 ARNDT ROAD PASCOE VALE VIC 3044	\$500,000	07-Jul-25
5/4 ARNDT ROAD PASCOE VALE VIC 3044	\$550,000	02-May-25
2/8 LAKE AVENUE PASCOE VALE VIC 3044	\$565,000	26-Mar-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 August 2025



**9/21 ARNDT ROAD PASCOE VALE
VIC 3044**

Sold Price

^{RS} **\$500,000** ^{UN}

Sold Date

07-Jul-25

 2  1  1

Distance

0.78km



**5/4 ARNDT ROAD PASCOE VALE
VIC 3044**

Sold Price

\$550,000

Sold Date

02-May-25

 2  1  1

Distance

0.5km



**2/8 LAKE AVENUE PASCOE VALE
VIC 3044**

Sold Price

\$565,000

Sold Date

26-Mar-25

 2  1  1

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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