

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED  
WITHIN OR OUTSIDE THE MELBOURNE  
METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act  
1980**

PROPERTY OFFERED FOR SALE

**106A/23 Cumberland Road, Pascoe Vale South VIC 3032**

INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**\$500,000 to \$550,000**

COMPARABLE PROPERTY SALES

**102B/23 CUMBERLAND ROAD, PASCOE VALE SOUTH \$540,000 22/12/2025**

**G1C/23 CUMBERLAND ROAD, PASCOE VALE SOUTH \$540,500 20/01/2026**

**G01/23 CUMBERLAND ROAD, PASCOE VALE SOUTH \$540,500 24/01/2026**