

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

4/137 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2025

to

31 Mar 2026

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

2/137 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$600,000	23-Oct-25
2/292 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$700,000	22-Nov-25
2/18 VALERIE STREET PASCOE VALE VIC 3044	\$800,000	01-Feb-26

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: 24 April 2026



**2/137 NORTHUMBERLAND ROAD
 PASCOE VALE VIC 3044**

 3  1  1

Sold Price **\$600,000** Sold Date **23-Oct-25**

Distance **0km**



**2/292 CUMBERLAND ROAD
 PASCOE VALE VIC 3044**

 3  1  1

Sold Price **\$700,000** Sold Date **22-Nov-25**

Distance **0.78km**



**2/18 VALERIE STREET PASCOE
 VALE VIC 3044**

 3  1  1

Sold Price **\$800,000** Sold Date **01-Feb-26**

Distance **0.57km**

RS = Recent sale UN = Undisclosed Sale

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