

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

163 Cumberland Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,175,000 & \$1,275,000

Median sale price

Median price \$1,175,500 Property Type House Suburb Pascoe Vale

Period - From 01/10/2025 to 31/12/2025 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	8 Bridges Av COBURG NORTH 3058	\$1,170,000	20/12/2025
2	13 Wicklow St PASCOE VALE 3044	\$1,200,000	08/10/2025
3			

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:

25/02/2026 12:27



 3
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  2

Property Type: House (Res)

Land Size: 420 sqm approx

Agent Comments

Indicative Selling Price

\$1,175,000 - \$1,275,000

Median House Price

December quarter 2025: \$1,175,500

Comparable Properties



8 Bridges Av COBURG NORTH 3058 (REI/VG)

 3
  2
  1

Price: \$1,170,000

Method: Private Sale

Date: 20/12/2025

Property Type: House

Land Size: 464 sqm approx

Agent Comments

Located in Coburg North



13 Wicklow St PASCOE VALE 3044 (VG)

 3
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Price: \$1,200,000

Method: Sale

Date: 08/10/2025

Property Type: House (Res)

Land Size: 489 sqm approx

Agent Comments

3 beds 1 bath 2 car 163 Cumberland Road has an ensuite and additional bathroom with a garage - corner block

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.

Account - Jellis Craig | P: 03 9387 5888



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