

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

1/95 Northumberland Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$970,000 & \$1,060,000

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	3/80 Pardy St PASCOE VALE 3044	\$1,050,000	05/02/2026
2	5/25 Downs St PASCOE VALE 3044	\$1,005,000	04/02/2026
3	8 Penzance St PASCOE VALE 3044	\$1,030,000	17/12/2025

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:

19/02/2026 09:23

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3 2 2

Property Type: Townhouse (Res)

Land Size: 241 m² sqm approx

Agent Comments

Indicative Selling Price

\$970,000 - \$1,060,000

Median House Price

December quarter 2025: \$1,175,500

Comparable Properties



3/80 Pardy St PASCOE VALE 3044 (REI)

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 05/02/2026

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Pardy Street is located within 2km of Northumberland Road. Both homes offer similar accommodation; however, Northumberland Road benefits from the added versatility of a study or second living area, along with a fully enclosed outdoor space, enhancing its overall functionality



5/25 Downs St PASCOE VALE 3044 (REI)

3 2 2

Price: \$1,005,000

Method: Private Sale

Date: 04/02/2026

Property Type: Townhouse (Single)

Agent Comments

Downs Street is located within 2km of Northumberland Road. Both homes offer similar accommodation; however, Northumberland Road has a street facing appeal and larger land component



8 Penzance St PASCOE VALE 3044 (REI/VG)

3 2 2

Price: \$1,030,000

Method: Private Sale

Date: 17/12/2025

Property Type: House

Land Size: 179 sqm approx

Agent Comments

Penzance Street is located within 2km of Northumberland Road. Both homes offer similar accommodation; however, Northumberland Road has a larger land component

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575