

## 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

4/238 CUMBERLAND ROAD PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jan 2025

to

31 Dec 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

5/246 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$560,000	23-Aug-25
12/43 ARNDT ROAD PASCOE VALE VIC 3044	\$565,000	11-Dec-25
1/52 RAILWAY PARADE PASCOE VALE VIC 3044	\$590,000	29-Nov-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: 10 January 2026



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5/246 CUMBERLAND ROAD  
PASCOE VALE VIC 3044

2 1 1

Sold Price **\$560,000** Sold Date **23-Aug-25**

Distance **0.07km**



12/43 ARNDT ROAD PASCOE VALE  
VIC 3044

2 1 1

Sold Price <sup>RS</sup> **\$565,000** Sold Date **11-Dec-25**

Distance **1km**



1/52 RAILWAY PARADE PASCOE  
VALE VIC 3044

2 1 1

Sold Price <sup>RS</sup> **\$590,000** Sold Date **29-Nov-25**

Distance **1.31km**

RS = Recent sale      UN = Undisclosed Sale

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