

## 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Dec 2024

to

30 Nov 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 8/17 PASCOE STREET PASCOE VALE VIC 3044 | \$510,000 | 16-Jul-25 |
| 2/12 SURREY STREET PASCOE VALE VIC 3044 | \$520,000 | 15-Nov-25 |
| 6/21 ARNDT ROAD PASCOE VALE VIC 3044    | \$530,000 | 16-Aug-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: 26 December 2025



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**8/17 PASCOE STREET PASCOE VALE VIC 3044**

2 2 1

Sold Price **\$510,000** Sold Date **16-Jul-25**

Distance **0.77km**

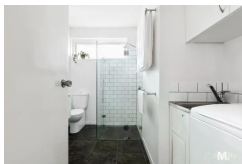


**2/12 SURREY STREET PASCOE VALE VIC 3044**

2 1 2

Sold Price **\$520,000** Sold Date **15-Nov-25**

Distance **0.91km**



**6/21 ARNDT ROAD PASCOE VALE VIC 3044**

2 1 1

Sold Price **\$530,000** Sold Date **16-Aug-25**

Distance **0.78km**



**6/535 PASCOE VALE ROAD PASCOE VALE VIC 3044**

2 2 1

Sold Price **\$540,000** Sold Date **03-Jul-25**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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