

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

3/69 CUMBERLAND 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

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

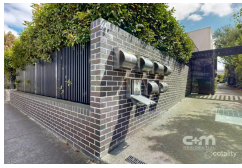
4/348 GAFFNEY STREET PASCOE VALE VIC 3044	\$595,000	28-Oct-25
2/107 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$575,000	23-Jun-25
6/535 PASCOE VALE ROAD PASCOE VALE VIC 3044	\$540,000	03-Jul-25

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: 02 December 2025

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4/348 GAFFNEY STREET PASCOE VALE VIC 3044

Sold Price

\$595,000

Sold Date

28-Oct-25

 2  2  1

Distance

0.16km



2/107 CUMBERLAND ROAD PASCOE VALE VIC 3044

Sold Price

\$575,000

Sold Date

23-Jun-25

 2  1  1

Distance

0.32km



6/535 PASCOE VALE ROAD PASCOE VALE VIC 3044

Sold Price

\$540,000

Sold Date

03-Jul-25

 2  2  1

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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