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	4/162-166 Cumberland Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $500,000 & $540,000

Median sale price

Median price $698,500 Property Type Unit Suburb Pascoe Vale

Period - From 01/04/2025 to 30/06/2025 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	8/17 Pascoe St PASCOE VALE 3044	$510,000	28/07/2025
2	2/107 Cumberland Rd PASCOE VALE 3044	$575,000	23/06/2025
3	5/162-166 Cumberland Rd PASCOE VALE 3044	$485,000	28/03/2025

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: 20/08/2025 10:34

4/162-166 Cumberland Road, Pascoe Vale Vic 3044



2 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$500,000 - $540,000
Median Unit Price
June quarter 2025: $698,500

Comparable Properties



8/17 Pascoe St PASCOE VALE 3044 (REI)

2 2 1

Price: $510,000
Method: Private Sale
Date: 28/07/2025
Property Type: Townhouse (Single)

Agent Comments



2/107 Cumberland Rd PASCOE VALE 3044 (REI/VG)

2 1 1

Price: $575,000
Method: Private Sale
Date: 23/06/2025
Property Type: Townhouse (Single)

Agent Comments



5/162-166 Cumberland Rd PASCOE VALE 3044 (REI)

2 2 1

Price: $485,000
Method: Private Sale
Date: 28/03/2025
Rooms: 3
Property Type: Villa

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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