

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

5/246 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2024

to

30 Jun 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

5/21 ALPINE GROVE PASCOE VALE VIC 3044	\$620,000	24-Jun-25
5/50 DANIN STREET PASCOE VALE VIC 3044	\$626,500	23-Jun-25
5/4 DOUGLAS STREET PASCOE VALE VIC 3044	\$512,000	01-Jun-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: 23 July 2025



5/21 ALPINE GROVE PASCOE VALE VIC 3044

2 1 1

Sold Price ^{RS} **\$620,000** Sold Date **24-Jun-25**

Distance **0.54km**



5/50 DANIN STREET PASCOE VALE VIC 3044

2 1 1

Sold Price ^{RS} **\$626,500** Sold Date **23-Jun-25**

Distance **0.99km**



5/4 DOUGLAS STREET PASCOE VALE VIC 3044

2 1 1

Sold Price ^{RS} **\$512,000** Sold Date **01-Jun-25**

Distance **1.48km**

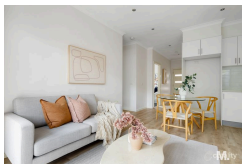


2/46 WARWICK ROAD PASCOE VALE VIC 3044

2 1 2

Sold Price ^{RS} **\$600,000** Sold Date **31-May-25**

Distance **0.17km**



5/4 ARNDT ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price **\$550,000** Sold Date **02-May-25**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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