

## 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

1/10 HAZEL GROVE 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

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jul 2025

to

30 Jun 2026

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

4/148 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$660,000	27-May-26
4/88-90 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$675,000	14-Feb-26
4/32 PARK STREET PASCOE VALE VIC 3044	\$695,000	19-Mar-26

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: 01 July 2026



**4/148 CUMBERLAND ROAD  
PASCOE VALE VIC 3044**

 2  1  1

Sold Price <sup>RS</sup> **\$660,000** Sold Date **27-May-26**

Distance **0.24km**



**4/88-90 NORTHUMBERLAND  
ROAD PASCOE VALE VIC 3044**

 2  1  1

Sold Price **\$675,000** Sold Date **14-Feb-26**

Distance **1.15km**



**4/32 PARK STREET PASCOE VALE  
VIC 3044**

 2  1  1

Sold Price **\$695,000** Sold Date **19-Mar-26**

Distance **1.46km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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