

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

2/297A 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

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Apr 2025

to

31 Mar 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

1/13 RHODES PARADE PASCOE VALE VIC 3044	\$541,000	25-Feb-25
4/11 RHODES PARADE PASCOE VALE VIC 3044	\$570,000	14-Jan-25
2/13 RHODES PARADE PASCOE VALE VIC 3044	\$580,000	27-Jan-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: 07 April 2026



1/13 RHODES PARADE PASCOE VALE VIC 3044

 2  1  1

Sold Price **\$541,000** Sold Date **25-Feb-25**

Distance **0.79km**



4/11 RHODES PARADE PASCOE VALE VIC 3044

 2  1  1

Sold Price **\$570,000** Sold Date **14-Jan-25**

Distance **0.73km**



2/13 RHODES PARADE PASCOE VALE VIC 3044

 2  1  1

Sold Price **\$580,000** Sold Date **27-Jan-26**

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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