

1/234 Cumberland Road, Pascoe Vale Vic 3044



2 Bed 2 Bath 1 Car

Property Type: Townhouse

Indicative Selling Price

\$600,000 - \$650,000

Median House Price

15/05/2025 - 14/05/2026: \$700,000

Comparable Properties



2/1 Farrington Street, Pascoe Vale 3044 (REI)

2 Bed 2 Bath 1 Car

Price: \$680,000

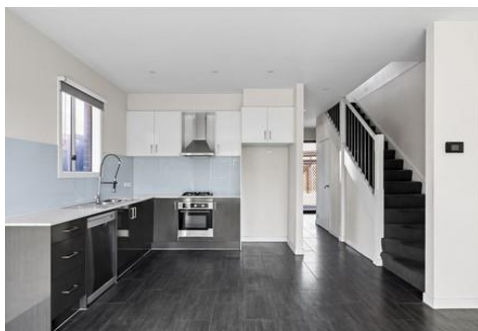
Method: Private Sale

Date: 02/04/2026

Property Type: Townhouse (Res)

Land Size: 144 sqm approx

Agent Comments: Brick townhouse, comparable floorplan with LUG.



4/236 Boundary Road, Pascoe Vale 3044 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$610,000

Method: Auction Sale

Date: 31/03/2026

Property Type: Townhouse (Res)

Land Size: 132 sqm approx

Agent Comments: Modern stownhouse with comparable accommodation.



3/69 Cumberland Road, Pascoe Vale 3044 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$630,500

Method: Private Sale

Date: 03/02/2026

Property Type: Townhouse (Single)

Agent Comments: Modern townhouse located on the same road, not street fronted.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

1/234 Cumberland Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$700,000 Townhouse x Suburb Pascoe Vale

Period - From 15/05/2025 to 14/05/2026 Source REIV

Comparable property sales

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
2/1 Farrington Street, PASCOE VALE 3044	\$680,000	02/04/2026
4/236 Boundary Road, PASCOE VALE 3044	\$610,000	31/03/2026
3/69 Cumberland Road, PASCOE VALE 3044	\$630,500	03/02/2026

This Statement of Information was prepared on:

15/05/2026 09:14