

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

157 Cumberland Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,165,000

Property Type House

Suburb Pascoe Vale

Period - From 01/01/2026

to

31/03/2026

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	12 Heather Av PASCOE VALE 3044	\$1,100,000	04/05/2026
2	21 Tangyes St PASCOE VALE 3044	\$1,100,000	03/03/2026
3	82 Derby St PASCOE VALE 3044	\$1,125,000	16/02/2026

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:

03/06/2026 16:41



Rooms: 6

Property Type: House (Res)

Land Size: 676 sqm approx

Agent Comments

Comparable Properties



12 Heather Av PASCOE VALE 3044 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 04/05/2026

Property Type: House (Res)

Land Size: 552 sqm approx



21 Tangyes St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 03/03/2026

Property Type: House (Res)

Land Size: 403 sqm approx



82 Derby St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$1,125,000

Method: Private Sale

Date: 16/02/2026

Property Type: House

Land Size: 591 sqm approx