

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

2/307 Cumberland Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$730,000

&

\$790,000

Median sale price

Median price \$710,750

Property Type Unit

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	6/234 Cumberland Rd PASCOE VALE 3044	\$775,000	11/02/2026
2	2/1 Danin St PASCOE VALE 3044	\$775,000	30/01/2026
3	1/5 Danin St PASCOE VALE 3044	\$760,000	19/12/2025

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 15:18

Tayla Burr
0399899575
0431307501
taylaburr@jelliscraig.com.au

Indicative Selling Price

\$730,000 - \$790,000

Median Unit Price

March quarter 2026: \$710,750



3 2 1

Property Type: Townhouse

Land Size: 158 sqm approx

Agent Comments

Comparable Properties



6/234 Cumberland Rd PASCOE VALE 3044 (REI/VG)

3 2 1

Price: \$775,000

Method: Sold Before Auction

Date: 11/02/2026

Property Type: Townhouse (Res)

Agent Comments

234 Cumberland Rd provides comparable accommodation and is within 2km to the property, 307 Cumberland is considered superior due to its street-facing orientation and newer construction. Furthermore, 307 presents in a more modern condition.

2/1 Danin St PASCOE VALE 3044 (REI/VG)

3 2 2

Price: \$775,000

Method: Sold Before Auction

Date: 30/01/2026

Property Type: Townhouse (Res)

Agent Comments

Danin Street offers comparable accommodation and is located within 2 kilometres of Cumberland Rd. However, Cumberland Road is considered the superior offering due to its street-facing orientation and much larger floorplan overall.



1/5 Danin St PASCOE VALE 3044 (REI/VG)

3 1 2

Price: \$760,000

Method: Private Sale

Date: 19/12/2025

Property Type: Townhouse (Single)

Agent Comments

Danin Street is located within 2 kilometres of Cumberland Rd. However, Cumberland Road is considered the superior offering due to its much larger floor plan overall and added benefit of a second bathroom.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575