

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 8/242 Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Essendon

Period - From 01/01/2025 to 31/12/2025 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	209/1044-1046 Mt Alexander Rd ESSENDON 3040	\$328,000	13/02/2026
2	305/314 Pascoe Vale Rd ESSENDON 3040	\$335,000	30/01/2026
3	110/316 Pascoe Vale Rd ESSENDON 3040	\$330,000	09/12/2025

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: 12/03/2026 16:10



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Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$320,000 - \$350,000
Median Unit Price
 Year ending December 2025: \$560,000

Comparable Properties



209/1044-1046 Mt Alexander Rd ESSENDON 3040 (REI) [Agent Comments](#)

1
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Price: \$328,000
Method: Private Sale
Date: 13/02/2026
Rooms: 2
Property Type: Apartment



305/314 Pascoe Vale Rd ESSENDON 3040 (REI/VG) [Agent Comments](#)

1
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Price: \$335,000
Method: Private Sale
Date: 30/01/2026
Property Type: Apartment
Land Size: 54 sqm approx



110/316 Pascoe Vale Rd ESSENDON 3040 (REI/VG) [Agent Comments](#)

1
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Price: \$330,000
Method: Private Sale
Date: 09/12/2025
Rooms: 2
Property Type: Apartment

Account - VICPROP | P: 03 8888 1011