

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 g06/314 Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

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

Single price \$389,000

Median sale price

Median price \$555,000

Property Type Unit

Suburb Essendon

Period - From 10/03/2025

to 09/03/2026

Source Property Data

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	105/36 Collins St ESSENDON 3040	\$399,000	07/02/2026
2	106/1005 Mt Alexander Rd ESSENDON 3040	\$397,500	12/01/2026
3	11/297 Pascoe Vale Rd ESSENDON 3040	\$380,000	15/10/2025

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:

10/03/2026 11:28



Property Type:
Agent Comments

Indicative Selling Price
\$389,000
Median Unit Price
10/03/2025 - 09/03/2026: \$555,000

Comparable Properties



105/36 Collins St ESSENDON 3040 (REI)

Agent Comments



Price: \$399,000
Method: Private Sale
Date: 07/02/2026
Property Type: Apartment



106/1005 Mt Alexander Rd ESSENDON 3040 (REI)

Agent Comments



Price: \$397,500
Method: Private Sale
Date: 12/01/2026
Property Type: Apartment



11/297 Pascoe Vale Rd ESSENDON 3040 (REI)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 15/10/2025
Property Type: Apartment
Land Size: 1117 sqm approx