

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 89 Essex Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$711,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/10/2025 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	13b Quick St PASCOE VALE 3044	\$942,500	29/11/2025
2	2/407 Gaffney St PASCOE VALE 3044	\$950,000	21/11/2025
3	2/10 Ormond St PASCOE VALE 3044	\$950,000	23/10/2025

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: 26/02/2026 11:51



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$890,000 - \$950,000

Median Unit Price

December quarter 2025: \$711,000

Comparable Properties



13b Quick St PASCOE VALE 3044 (REI/VG)

3 2 2

Price: \$942,500

Method: Auction Sale

Date: 29/11/2025

Property Type: Townhouse (Res)

Agent Comments

Quick Street is located within 2km of Essex Street, with both properties enjoying desirable street frontage. While Quick Street represents an older-style build, Essex Street benefits from a more contemporary design and the added advantage of a secure basement car garage.



2/407 Gaffney St PASCOE VALE 3044 (REI)

3 2 2

Price: \$950,000

Method: Private Sale

Date: 21/11/2025

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 135 sqm approx

Agent Comments

Gaffney Street is located within 2km of Essex Street, with both townhouses offering a contemporary design. However, Essex Street holds a distinct advantage, benefiting from secure basement parking and attractive street frontage appeal.



2/10 Ormond St PASCOE VALE 3044 (REI/VG)

3 2 2

Price: \$950,000

Method: Private Sale

Date: 23/10/2025

Property Type: House

Agent Comments

Ormond Street is located within 2km of Essex Street, with both townhouses offering a contemporary design. However, Essex Street holds a distinct advantage, benefiting from secure basement parking and attractive street frontage appeal.

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



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