

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

3/3 MARCO POLO STREET ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

4/245 PASCOE VALE ROAD ESSENDON VIC 3040	\$725,000	06-Dec-25
2/10 LALUMA STREET ESSENDON VIC 3040	\$734,000	07-Feb-26
1/18 SCHOFIELD STREET ESSENDON VIC 3040	\$742,500	24-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 09 February 2026



**4/245 PASCOE VALE ROAD
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$725,000** Sold Date **06-Dec-25**

Distance **1.2km**



**2/10 LALUMA STREET ESSENDON
VIC 3040**

 2  1  1

Sold Price ^{RS} **\$734,000** Sold Date **07-Feb-26**

Distance **0.76km**



**1/18 SCHOFIELD STREET
ESSENDON VIC 3040**

 2  2  1

Sold Price **\$742,500** Sold Date **24-Oct-25**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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