

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

210/11 GLASS 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

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

306/324 PASCOE VALE ROAD ESSENDON VIC 3040	\$630,000	13-Jan-26
301/16 LEAKE STREET ESSENDON VIC 3040	\$607,000	15-Dec-25
8/31 LESLIE ROAD ESSENDON VIC 3040	\$605,000	31-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: 03 February 2026



**306/324 PASCOE VALE ROAD
ESSENDON VIC 3040**

 2  2  1

Sold Price

^{RS} **\$630,000**

Sold Date

13-Jan-26

Distance

0.62km



**301/16 LEAKE STREET ESSENDON
VIC 3040**

 2  1  1

Sold Price

^{RS} **\$607,000**

Sold Date

15-Dec-25

Distance

0.88km



**8/31 LESLIE ROAD ESSENDON VIC
3040**

 2  1  1

Sold Price

\$605,000

Sold Date

31-Oct-25

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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