

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

8/312 PASCOE VALE ROAD 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 \$929,000.00

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2025

to

28 Feb 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

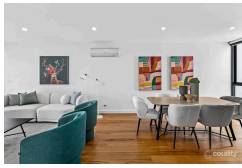
Date of sale

2/312 PASCOE VALE ROAD ESSENDON VIC 3040	\$1,050,000	14-Oct-25
618 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$1,050,000	08-Nov-25
4/3 STURT STREET ESSENDON VIC 3040	\$1,102,000	11-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: 12 March 2026



**2/312 PASCOE VALE ROAD
ESSENDON VIC 3040**

4 3 2

Sold Price **\$1,050,000** Sold Date **14-Oct-25**

Distance **0km**

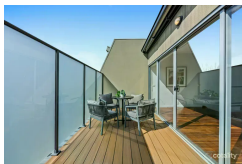


**618 MORELAND ROAD
BRUNSWICK WEST VIC 3055**

3 2 2

Sold Price Sold Date **08-Nov-25**

Distance **0.52km**



**4/3 STURT STREET ESSENDON VIC
3040**

3 3 2

Sold Price **\$1,102,000** Sold Date **11-Oct-25**

Distance **1.11km**

RS = Recent sale **UN** = Undisclosed Sale

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