

## 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

1/244 PASCOE VALE ROAD ESSENDON VIC 3040

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Essendon

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

8/338 PASCOE VALE ROAD ESSENDON VIC 3040	\$710,000	27-Nov-24
22/63 BUCKLEY STREET MOONEE PONDS VIC 3039	\$723,999	07-Feb-25
24 LETHBRIDGE STREET MOONEE PONDS VIC 3039	\$750,000	26-Feb-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: 28 April 2025



**8/338 PASCOE VALE ROAD  
ESSENDON VIC 3040**

 2  2  1

Sold Price

**\$710,000**

Sold Date **27-Nov-24**

Distance

**0.76km**



**22/63 BUCKLEY STREET MOONEE  
PONDS VIC 3039**

 2  2  1

Sold Price

**\$723,999**

Sold Date **07-Feb-25**

Distance

**0.81km**



**24 LETHBRIDGE STREET MOONEE  
PONDS VIC 3039**

 2  2  2

Sold Price

<sup>RS</sup> **\$750,000** <sup>UN</sup>

Sold Date **26-Feb-25**

Distance

**0.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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