

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

11/297 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

or range
between

\$345,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2024

to

30 Jun 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

14/297 PASCOE VALE ROAD ESSENDON VIC 3040	\$342,000	07-Mar-25
211/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$350,000	02-Jul-25
105/95 ROSE STREET ESSENDON VIC 3040	\$380,000	15-Apr-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: 17 July 2025



**14/297 PASCOE VALE ROAD
ESSENDON VIC 3040**

1 1 1

Sold Price **\$342,000** Sold Date **07-Mar-25**

Distance **0km**

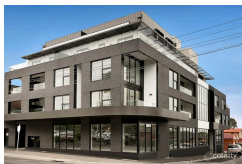


**211/1005 MT ALEXANDER ROAD
ESSENDON VIC 3040**

1 1 1

Sold Price ^{RS} **\$350,000** Sold Date **02-Jul-25**

Distance **1.2km**



**105/95 ROSE STREET ESSENDON
VIC 3040**

1 1 1

Sold Price **\$380,000** Sold Date **15-Apr-25**

Distance **1.26km**



**G14/2 GILLIES STREET ESSENDON
NORTH VIC 3041**

1 1 1

Sold Price **\$337,500** Sold Date **15-Mar-25**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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