

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

2/328 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2024

to

30 Sep 2025

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

1/14 HESLEDEN STREET ESSENDON VIC 3040	\$760,000	02-Aug-25
1/14 BALMORAL STREET ESSENDON VIC 3040	\$725,500	05-Aug-25
1/16 FITZGERALD ROAD ESSENDON VIC 3040	\$815,000	12-Aug-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: 06 October 2025



**1/14 HESLEDEN STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price

\$760,000

Sold Date **02-Aug-25**

Distance

0.47km



**1/14 BALMORAL STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price

\$725,500

Sold Date **05-Aug-25**

Distance

1.83km



**1/16 FITZGERALD ROAD
ESSENDON VIC 3040**

 2  1  2

Sold Price

\$815,000

Sold Date **12-Aug-25**

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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