

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 3/338 Pascoe Vale Road, Essendon Vic 3040
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$815,000

Median sale price

Median price \$848,000 Property Type Townhouse Suburb Essendon
Period - From 07/01/2025 to 06/01/2026 Source Property Data

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 six 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	25 Grover St PASCOE VALE 3044	\$775,000	04/11/2025
2	2a Heath St PASCOE VALE 3044	\$815,000	02/08/2025
3			

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 six months.~~

This Statement of Information was prepared on:

07/01/2026 11:38


Property Type: Townhouse

Agent Comments
Indicative Selling Price

\$750,000 - \$815,000

Median Townhouse Price

07/01/2025 - 06/01/2026: \$848,000

Comparable Properties


25 Grover St PASCOE VALE 3044 (REI/VG)
Agent Comments

Price: \$775,000

Method: Private Sale

Date: 04/11/2025

Property Type: Townhouse (Single)

2a Heath St PASCOE VALE 3044 (REI/VG)
Agent Comments

Price: \$815,000

Method: Auction Sale

Date: 02/08/2025

Property Type: Townhouse (Res)

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 six months.

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