

# 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

3/338 Pascoe Vale Road, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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



3   3   1

**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**

3   2   2

**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 04/11/2025  
**Property Type:** Townhouse (Single)



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

**Agent Comments**

3   2   2

**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.