

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

306/324 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Dec 2024

to

30 Nov 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

102/1024 MT ALEXANDER ROAD ESSENDON VIC 3040	\$650,000	09-Oct-25
2/60 BUCKLEY STREET ESSENDON VIC 3040	\$650,000	31-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: 09 December 2025



**102/1024 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price

^{RS} **\$650,000** Sold Date **09-Oct-25**

2 2 1

Distance **1.19km**



**2/60 BUCKLEY STREET ESSENDON
VIC 3040**

Sold Price

\$650,000 Sold Date **31-Aug-25**

2 1 -

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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