

## 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

8/312 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) (\*Delete single price or range as applicable)

# SINGLE PRICE \$929,000.00

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$605,000	Property type	Unit	Suburb	Essendon
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

### Comparable property sales (\*Delete A or B below as applicable)

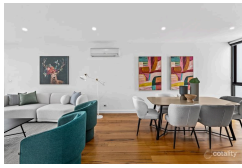
**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/312 PASCOE VALE ROAD ESSENDON VIC 3040	\$1,050,000	14-Oct-25
618 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$1,050,000	08-Nov-25
4/3 STURT STREET ESSENDON VIC 3040	\$1,102,000	11-Oct-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: 12 March 2026



**2/312 PASCOE VALE ROAD  
ESSENDON VIC 3040**

4 3 2

Sold Price **\$1,050,000** Sold Date **14-Oct-25**

Distance **0km**

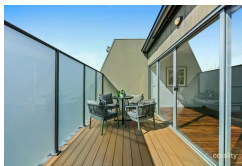


**618 MORELAND ROAD  
BRUNSWICK WEST VIC 3055**

3 2 2

Sold Price Sold Date **08-Nov-25**

Distance **0.52km**



**4/3 STURT STREET ESSENDON VIC  
3040**

3 3 2

Sold Price **\$1,102,000** Sold Date **11-Oct-25**

Distance **1.11km**

RS = Recent sale      UN = Undisclosed Sale

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