Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared	**05/11/26**

Property offered for sale

Address Including suburb and postcode	505/316 Pascoe Vale Road, Essendon Victoria 3040

Key features of the property

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m^2)**	**Total land size (in m^2)**
Apartment	1	1	1	98m2	

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price	$350,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	$542,500	Property type	*Unit*	Suburb	Essendon

Period: from	01/07/2026	to	30/09/2026	Source	REIV propertydata.com.au/RPData/Core Logic

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
507/316 Pascoe Vale Road, Essendon	$365,000	2/10/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	1	1	1	48m2	

Comparable property 2

Address	Sale price	Date of sale
103/31 Pascoe Vale Road, Essendon	$352,000	14/09/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	1	1	1	48m2	

Comparable property 3

Address	Sale price	Date of sale
602/314 Pascoe Vale Road, Essendon	$350,000	03/07/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	1	1	1	48m2	

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$355,000
Unconditional sale date	20/11/26