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	117/314 Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

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

Range between $470,000 & $517,000

Median sale price

Median price $569,444 Property Type Unit Suburb Essendon

Period - From 01/10/2024 to 31/12/2024 Source REIV

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	118/1050 Mt Alexander Rd ESSENDON 3040	$497,000	22/12/2024
2	403/314 Pascoe Vale Rd ESSENDON 3040	$485,000	10/10/2024
3	314/1050 Mt Alexander Rd ESSENDON 3040	$490,000	06/09/2024

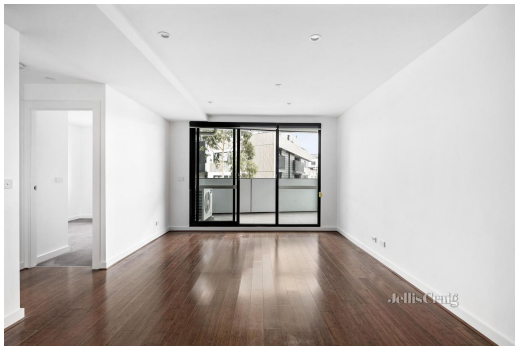
OR

~~**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: 29/01/2025 09:33

117/314 Pascoe Vale Road, Essendon Vic 3040

Tom Donnelley
9379 2000
0468 437 258
tomdonnelley@jelliscraig.com.au



2 2 1

Property Type: Apartment

Agent Comments

Freshly presented 2 bed 2 bath apartment within walking distance to Strathmore train station.

Indicative Selling Price
$470,000 - $517,000
Median Unit Price
December quarter 2024: $569,444

Comparable Properties



118/1050 Mt Alexander Rd ESSENDON 3040 (REI)

2 2 1

Price: $497,000
Method: Auction Sale
Date: 22/12/2024
Rooms: 3
Property Type: Apartment

Agent Comments

Offering comparable accommodation. Similar style development



403/314 Pascoe Vale Rd ESSENDON 3040 (REI/VG)

2 2 1

Price: $485,000
Method: Private Sale
Date: 10/10/2024
Property Type: Apartment

Agent Comments

Offering comparable accommodation. Located in the same building.



314/1050 Mt Alexander Rd ESSENDON 3040 (REI/VG)

2 1 1

Price: $490,000
Method: Private Sale
Date: 06/09/2024
Property Type: Apartment

Agent Comments

Offering comparable accommodation inferior bathrooms. Similar style development.

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.