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	2/224 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~~		or range between	$760,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,755,000	Property type	House	Suburb	Essendon
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
2/77 TENNYSON STREET ESSENDON VIC 3040	$769,000	06-Dec-24
1/3 TURNBULL COURT BRUNSWICK WEST VIC 3055	$800,000	29-Mar-25
6/119 BUCKLEY STREET ESSENDON VIC 3040	$790,000	14-Dec-24

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: 28 April 2025

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2/77 TENNYSON STREET ESSENDON VIC 3040

2 1 1

Sold Price **$769,000** Sold Date **06-Dec-24**

Distance **0.62km**



1/3 TURNBULL COURT BRUNSWICK WEST VIC 3055

2 1 2

Sold Price RS **$800,000** Sold Date **29-Mar-25**

Distance **1.08km**



6/119 BUCKLEY STREET ESSENDON VIC 3040

2 2 1

Sold Price **$790,000** Sold Date **14-Dec-24**

Distance **1km**

RS = Recent sale **UN** = Undisclosed Sale

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