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	402/314 Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

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

Range between $440,000 & $465,000

Median sale price

Median price $537,500 Property Type Unit Suburb Essendon

Period - From 01/07/2025 to 30/09/2025 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	106/324 Pascoe Vale Rd ESSENDON 3040	$455,700	03/10/2025
2	5/225 Buckley St ESSENDON 3040	$440,000	09/08/2025
3	5/478 Albion St BRUNSWICK WEST 3055	$460,000	02/08/2025

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: 26/11/2025 11:00

402/314 Pascoe Vale Road, Essendon Vic 3040

JellisCraig

Rocco Siciliano
03 9403 9300
0408 348 032
roccosiciliano@jelliscraig.com.au



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$440,000 - $465,000
Median Unit Price
September quarter 2025: $537,500

Comparable Properties



106/324 Pascoe Vale Rd ESSENDON 3040 (REI/VG)

2 1 1

Price: $455,700
Method: Private Sale
Date: 03/10/2025
Rooms: 3
Property Type: Apartment

Agent Comments



5/225 Buckley St ESSENDON 3040 (REI/VG)

2 1 1

Price: $440,000
Method: Private Sale
Date: 09/08/2025
Property Type: Apartment

Agent Comments



5/478 Albion St BRUNSWICK WEST 3055 (REI/VG)

2 1 1

Price: $460,000
Method: Private Sale
Date: 02/08/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata .com.au

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