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	303/314 Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

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

Range between $480,000 & $510,000

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	2/213 Buckley St ESSENDON 3040	$515,000	26/08/2025
2	117/314 Pascoe Vale Rd ESSENDON 3040	$480,000	18/08/2025
3	3/23 Fletcher St ESSENDON 3040	$525,000	14/07/2025

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: 06/10/2025 14:25

303/314 Pascoe Vale Road, Essendon Vic 3040

Rocco Siciliano
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0408 348 032
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2 2 2

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$480,000 - $510,000
Median Unit Price
September quarter 2025: $537,500

Comparable Properties



2/213 Buckley St ESSENDON 3040 (REI)

2 2 1

Price: $515,000
Method: Private Sale
Date: 26/08/2025
Property Type: Unit

Agent Comments



117/314 Pascoe Vale Rd ESSENDON 3040 (REI)

2 2 1

Price: $480,000
Method: Private Sale
Date: 18/08/2025
Property Type: Apartment

Agent Comments



3/23 Fletcher St ESSENDON 3040 (REI/VG)

2 1 1

Price: $525,000
Method: Private Sale
Date: 14/07/2025
Property Type: Apartment

Agent Comments

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