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	1/250 Pascoe Vale Road, Essendon Vic 3040
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$685,000	&	\$750,000

Median sale price

Median price	\$800,000	Pro	perty Type T	ownhouse		Suburb	Essendon
Period - From	29/05/2024	to	28/05/2025	S	ource	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	5/182 Pascoe Vale Rd MOONEE PONDS 3039	\$767,000	23/05/2025
2	2/2 Clarinda Rd ESSENDON 3040	\$690,000	12/05/2025
3	8/338 Pascoe Vale Rd ESSENDON 3040	\$710,000	04/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/05/2025 09:44





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Indicative Selling Price \$685,000 - \$750,000 **Median Townhouse Price** 29/05/2024 - 28/05/2025: \$800,000





Agent Comments

Comparable Properties



5/182 Pascoe Vale Rd MOONEE PONDS 3039 (REI)

Price: \$767,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: Townhouse (Res)

Agent Comments



2/2 Clarinda Rd ESSENDON 3040 (REI)

2

Agent Comments

Price: \$690,000 Method: Private Sale Date: 12/05/2025

Property Type: Townhouse (Res)



8/338 Pascoe Vale Rd ESSENDON 3040 (REI/VG)

Price: \$710,000 Method: Private Sale Date: 04/12/2024

Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9387 5888





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