

# 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

1/250 Pascoe Vale Road, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$800,000 Property Type Townhouse Suburb Essendon

Period - From 29/05/2024 to 28/05/2025 Source 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/05/2025 09:44



**Property Type:** House (Res)

Agent Comments

## Comparable Properties



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

Agent Comments



**Price:** \$767,000

**Method:** Sold Before Auction

**Date:** 23/05/2025

**Property Type:** Townhouse (Res)



**2/2 Clarinda Rd ESSENDON 3040 (REI)**

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)**

Agent Comments



**Price:** \$710,000

**Method:** Private Sale

**Date:** 04/12/2024

**Property Type:** Townhouse (Single)