

## 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

9/2A CAMERON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

### 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

3/8 WESTGATE STREET PASCOE VALE SOUTH VIC 3044	\$700,000	17-Mar-25
1/385 GAFFNEY STREET PASCOE VALE VIC 3044	\$720,000	05-Apr-25
2/38 EVANS STREET MOONEE PONDS VIC 3039	\$720,000	26-Apr-25

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: 24 July 2025



**3/8 WESTGATE STREET PASCOE VALE SOUTH VIC 3044**

Sold Price

<sup>RS</sup>

**\$700,000**

Sold Date

**17-Mar-25**

 2

 1

 1

Distance

**1.78km**



**1/385 GAFFNEY STREET PASCOE VALE VIC 3044**

Sold Price

**\$720,000**

Sold Date

**05-Apr-25**

 2

 1

 1

Distance

**1.82km**



**2/38 EVANS STREET MOONEE PONDS VIC 3039**

Sold Price

Sold Date

**26-Apr-25**

 2

 2

 1

Distance

**1.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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