

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

10/332 Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

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

Range between

\$370,000

&

\$395,000

Median sale price

Median price

\$559,000

Property Type

Unit

Suburb

Essendon

Period - From

01/04/2024

to

31/03/2025

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 | 4/28 Warner St ESSENDON 3040 | \$380,000 | 19/04/2025 |
| 2 | 6/209 Napier St ESSENDON 3040 | \$385,000 | 26/03/2025 |
| 3 | 102/16 Leake St ESSENDON 3040 | \$366,000 | 21/03/2025 |

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:

27/06/2025 09:42

10/332 Pascoe Vale Road, Essendon Vic 3040

**Jellis
Craig**

Tom Donnelley

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Indicative Selling Price

\$370,000 - \$395,000

Median Unit Price

Year ending March 2025: \$559,000



2 1 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

2 bedroom apartment within walking distance to Strathmore train station.

Comparable Properties



4/28 Warner St ESSENDON 3040 (REI)

2 1 1

Price: \$380,000

Method: Private Sale

Date: 19/04/2025

Property Type: Unit

Agent Comments

Similar style property offering comparable accommodation.



6/209 Napier St ESSENDON 3040 (REI)

2 1 1

Price: \$385,000

Method: Private Sale

Date: 26/03/2025

Property Type: Apartment

Agent Comments

Ground floor apartment, offering comparable accommodation.



102/16 Leake St ESSENDON 3040 (REI/VG)

2 1 1

Price: \$366,000

Method: Private Sale

Date: 21/03/2025

Property Type: Apartment

Agent Comments

Modern apartment offering comparable accommodation.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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