

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

114/314 PASCOE VALE ROAD ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Essendon

Period-from

01 Apr 2025

to

31 Mar 2026

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

305/314 PASCOE VALE ROAD ESSENDON VIC 3040	\$335,000	12-Jan-26
110/316 PASCOE VALE ROAD ESSENDON VIC 3040	\$330,000	09-Dec-25
412/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$350,000	23-Mar-26

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: 01 April 2026

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**305/314 PASCOE VALE ROAD
 ESSENDON VIC 3040**

 1  1  1

Sold Price **\$335,000** Sold Date **12-Jan-26**

Distance **0km**



**110/316 PASCOE VALE ROAD
 ESSENDON VIC 3040**

 1  1  1

Sold Price **\$330,000** Sold Date **09-Dec-25**

Distance **0.04km**



**412/1044-1046 MT ALEXANDER
 ROAD ESSENDON VIC 3040**

 1  1  1

Sold Price ^{RS} **\$350,000** Sold Date **23-Mar-26**

Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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