

# 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

1/340 Pascoe Vale Road, Essendon Vic 3040

### Indicative selling price

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

Range between \$560,000 & \$600,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Essendon

Period - From 01/04/2025 to 31/03/2026 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 | 5/28 Mclean St BRUNSWICK WEST 3055 | \$612,000 | 27/06/2026   |
| 2 | 1/28 McLean St BRUNSWICK WEST 3055 | \$556,000 | 23/05/2026   |
| 3 | 7/20 Schofield St ESSENDON 3040    | \$585,000 | 18/04/2026   |

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:

30/06/2026 11:20



**Property Type:** Unit

**Land Size:** 108 sqm approx

**Agent Comments**

1980's building, one of four single level units, with separate driveway to garage, large two bedroom unit, open plan living/kitchen meals area, central bathroom and separate laundry. Private small back yard however unit size is great.

## Comparable Properties



**5/28 Mclean St BRUNSWICK WEST 3055 (REI)**



**Price:** \$612,000

**Method:** Auction Sale

**Date:** 27/06/2026

**Property Type:** Unit

**Agent Comments**

Great comparable as both are very similar accommodation and in close proximity, Mclean however has had cosmetic renovation so slightly superior in condition.



**1/28 McLean St BRUNSWICK WEST 3055 (REI)**



**Price:** \$556,000

**Method:** Auction Sale

**Date:** 23/05/2026

**Rooms:** 4

**Property Type:** Unit

**Agent Comments**

Great comparable as very similar complex, slightly smaller land allotment but overall condition and accommodation are very similar.



**7/20 Schofield St ESSENDON 3040 (REI/VG)**



**Price:** \$585,000

**Method:** Auction Sale

**Date:** 18/04/2026

**Property Type:** Villa

**Agent Comments**

Great comparable as very similar condition and finishes, Schofield however is in a larger complex, Pascoe Vale Rd is one of 4 units.