

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

501/316 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2025

to

31 May 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

301/40 COLLINS STREET ESSENDON VIC 3040	\$492,500	20-Dec-25
209/55 COLLINS STREET ESSENDON VIC 3040	\$430,000	13-Jan-26
411/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$505,000	16-Jan-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: 10 June 2026



**301/40 COLLINS STREET
ESSENDON VIC 3040**

2 2 1

Sold Price

\$492,500

Sold Date **20-Dec-25**

Distance **1.62km**



**209/55 COLLINS STREET
ESSENDON VIC 3040**

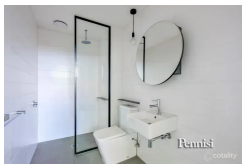
2 2 1

Sold Price

\$430,000

Sold Date **13-Jan-26**

Distance **1.67km**



**411/64 KEILOR ROAD ESSENDON
NORTH VIC 3041**

2 2 1

Sold Price

\$505,000

Sold Date **16-Jan-26**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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