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	230 Pascoe Vale Road, Essendon Vic 3040

Indicative selling price

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

Single price $649,000

Median sale price

Median price $1,800,000 Property Type House Suburb Essendon

Period - From 09/12/2023 to 08/12/2024 Source Property Data

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	30a Washington St ESSENDON 3040	$905,000	04/11/2024
2	46 Fitzgerald Rd ESSENDON 3040	$875,000	21/09/2024
3	9 Laluma St ESSENDON 3040	$920,250	13/07/2024

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: 09/12/2024 09:56

230 Pascoe Vale Road, Essendon Vic 3040

Peter Leahy
03 9350 5588
0402 10 11 12
peter@peterleahy.com.au



2 1 3

Rooms: 4
Property Type: House
Land Size: 382 sqm approx

Agent Comments

Indicative Selling Price
$649,000
Median House Price
09/12/2023 - 08/12/2024: $1,800,000

Comparable Properties



30a Washington St ESSENDON 3040 (REI)

2 1 1

Price: $905,000
Method: Sold Before Auction
Date: 04/11/2024
Property Type: House (Res)
Land Size: 258 sqm approx

Agent Comments



46 Fitzgerald Rd ESSENDON 3040 (REI)

2 1 -

Price: $875,000
Method: Private Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments



9 Laluma St ESSENDON 3040 (REI)

2 1 -

Price: $920,250
Method: Private Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 258 sqm approx

Agent Comments

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.