

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

26 DUDLEY STREET ESSENDON NORTH VIC 3041

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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Essendon North

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

5A SHAW STREET NIDDRIE VIC 3042	\$821,000	11-Mar-25
4/19 OGILVIE STREET ESSENDON VIC 3040	\$700,000	30-Nov-24
71 BULLA ROAD ESSENDON NORTH VIC 3041	\$890,000	19-Dec-24

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: 25 March 2025



5A SHAW STREET NIDDRIE VIC 3042

Sold Price

RS

\$821,000

Sold Date

11-Mar-25

3

1

1

Distance

0.54km



4/19 OGILVIE STREET ESSENDON VIC 3040

Sold Price

\$700,000

Sold Date

30-Nov-24

2

2

1

Distance

1.77km



71 BULLA ROAD ESSENDON NORTH VIC 3041

Sold Price

\$890,000

Sold Date

19-Dec-24

3

2

2

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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