

# 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

21 Dudley Street, Essendon North, Vic 3041

### Indicative selling price

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

range between

\$1,300,000

&

\$1,430,000

### Median sale price

Median price

\$1,325,000

Property type

House

Suburb

Essendon North

Period - From

01/01/2024

to

31/12/2024

Source



### 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
8 Shaw Street, Niddrie, VIC 3042	\$1,420,000	26/10/2024
47 Jackson Street, Niddrie, VIC 3042	\$1,425,000	16/11/2024
12 Orange Grove, Essendon North, VIC 3041	\$1,350,000	19/10/2024

**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: 21/01/2025