

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	105/87-89 Raleigh street, Essendon, VIC 3040

Indicative selling price

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

Price Range	\$460,000	&	\$495,000
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Median sale price

Median price	\$569,444	Property Type	House	Suburb	Essendon (3040)
Period - From	13/09/2024	to	14/03/2025	Source	REIV

Comparable property sales

A These are two 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
29/82 RALEIGH STREET, ESSENDON VIC 3040	\$525,000	12/11/2024
103/87-89 RALEIGH STREET, ESSENDON VIC 3040	\$525,000	26/08/2024

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:	14/03/2025
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