

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

30 King Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,787,500 Property Type House Suburb Essendon

Period - From 01/01/2024 to 31/12/2024 Source REIV

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	90 Waverley St MOONEE PONDS 3039	\$1,250,000	12/12/2024
2	59 Napier Cr ESSENDON 3040	\$1,340,000	12/10/2024
3			

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:

31/01/2025 13:58



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
Year ending December 2024: \$1,787,500

Comparable Properties



90 Waverley St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 605 sqm approx



59 Napier Cr ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$1,340,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 464 sqm approx

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.

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