

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

1/142 Hoffmans Road, Essendon Vic 3040

Indicative selling price

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

Single price \$520,000

Median sale price

Median price \$569,444

Property Type Unit

Suburb Essendon

Period - From 01/10/2024

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	5/78 Richardson St ESSENDON 3040	\$525,000	14/12/2024
2	26a Walters Av AIRPORT WEST 3042	\$550,000	05/12/2024
3	1/55 Ogilvie St ESSENDON 3040	\$545,000	13/11/2024

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:

21/02/2025 10:28

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2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$520,000
Median Unit Price
December quarter 2024: \$569,444

Comparable Properties



5/78 Richardson St ESSENDON 3040 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$525,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Apartment



26a Walters Av AIRPORT WEST 3042 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$550,000
Method: Private Sale
Date: 05/12/2024
Property Type: Unit



1/55 Ogilvie St ESSENDON 3040 (REI)

[Agent Comments](#)

2 1 1

Price: \$545,000
Method: Sold Before Auction
Date: 13/11/2024
Property Type: Unit

Account - Whitefox Real Estate | P: 96459699



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