

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

16 Raleigh Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,350,000 & \$1,480,000

Median sale price

Median price \$1,775,000 Property Type House Suburb Essendon

Period - From 01/10/2023 to 30/09/2024 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	33 Robinson St MOONEE PONDS 3039	\$1,440,000	16/12/2024
2	13 Raleigh St ESSENDON 3040	\$1,480,000	30/11/2024
3	1 Lyttle Av ESSENDON 3040	\$1,467,000	23/11/2024

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:

08/01/2025 15:45



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,480,000

Median House Price

Year ending September 2024: \$1,775,000

Comparable Properties



33 Robinson St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$1,440,000

Method: Private Sale

Date: 16/12/2024

Property Type: House



13 Raleigh St ESSENDON 3040 (REI)

Agent Comments



Price: \$1,480,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 520 sqm approx



1 Lyttle Av ESSENDON 3040 (REI)

Agent Comments



Price: \$1,467,000

Method: Auction Sale

Date: 23/11/2024

Property Type: House (Res)

Land Size: 668 sqm approx

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