

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

4/23 Daisy Street, Essendon Vic 3040

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$550,000 Property Type Unit 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	7/23 Fletcher St ESSENDON 3040	\$500,000	16/12/2024
2	5/78 Richardson St ESSENDON 3040	\$525,000	14/12/2024
3	5/19 Ballater St ESSENDON 3040	\$530,000	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:

26/02/2025 12:21



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Property Type: Unit
Land Size: 1005 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$490,000
Median Unit Price
Year ending December 2024: \$550,000

Comparable Properties



7/23 Fletcher St ESSENDON 3040 (REI/VG)

Agent Comments

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Price: \$500,000
Method: Sold Before Auction
Date: 16/12/2024
Property Type: Unit



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



5/19 Ballater St ESSENDON 3040 (REI)

Agent Comments

 2  1  1

Price: \$530,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Unit

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