

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

601/29 Russell Street, Essendon Vic 3040

Indicative selling price

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

Range between \$520,000 & \$550,000

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.

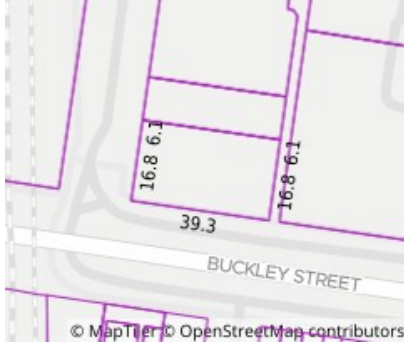
	Address of comparable property	Price	Date of sale
1	308/40 Collins St ESSENDON 3040	\$516,000	09/02/2025
2	601/19 Russell St ESSENDON 3040	\$538,000	01/11/2024
3	212/7 Aspen St MOONEE PONDS 3039	\$555,000	05/09/2024

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:

19/02/2025 10:49



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$520,000 - \$550,000

Median Unit Price

December quarter 2024: \$569,444

Comparable Properties



308/40 Collins St ESSENDON 3040 (REI)

Agent Comments

 2  2  1

Price: \$516,000

Method: Private Sale

Date: 09/02/2025

Property Type: Apartment



601/19 Russell St ESSENDON 3040 (REI/VG)

Agent Comments

 2  2  1

Price: \$538,000

Method: Private Sale

Date: 01/11/2024

Property Type: Apartment



212/7 Aspen St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 2  2  1

Price: \$555,000

Method: Private Sale

Date: 05/09/2024

Property Type: Apartment

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655