

# 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

28 Ballater Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,100,000

### 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	52 William St ESSENDON 3040	\$2,140,000	12/11/2024
2	59 Market St ESSENDON 3040	\$2,075,000	24/10/2024
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:

09/12/2024 10:10



 3    1    2

**Property Type:** House  
**Land Size:** 738 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000  
**Median House Price**  
Year ending September 2024: \$1,775,000

## Comparable Properties



**52 William St ESSENDON 3040 (REI)**

**Agent Comments**

 2    1    3

**Price:** \$2,140,000  
**Method:** Private Sale  
**Date:** 12/11/2024  
**Property Type:** House  
**Land Size:** 795 sqm approx



**59 Market St ESSENDON 3040 (REI)**

**Agent Comments**

 4    1    4

**Price:** \$2,075,000  
**Method:** Auction Sale  
**Date:** 24/10/2024  
**Property Type:** House (Res)  
**Land Size:** 797 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.

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