

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

1/10 Bulla Road, Essendon Vic 3040

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Essendon

Period - From 10/02/2024 to 09/02/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

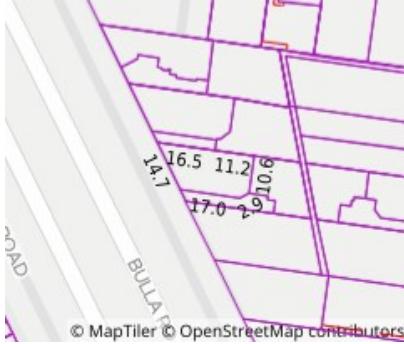
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	86 Forrester St ESSENDON 3040	\$1,015,000	03/12/2024
2	4/4 Napier Cr ESSENDON 3040	\$1,080,000	28/11/2024
3	1/49 Spencer St ESSENDON 3040	\$1,100,000	19/10/2024

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: 10/02/2025 16:43



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

10/02/2024 - 09/02/2025: \$1,800,000

Comparable Properties



86 Forrester St ESSENDON 3040 (REI)

Agent Comments



Price: \$1,015,000

Method: Private Sale

Date: 03/12/2024

Property Type: House



4/4 Napier Cr ESSENDON 3040 (REI)

Agent Comments



Price: \$1,080,000

Method: Private Sale

Date: 28/11/2024

Property Type: Townhouse (Single)



1/49 Spencer St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

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