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	2/156A NAPIER STREET ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$295,000	&	$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$622,500	Property type	Unit	Suburb	Essendon
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 6 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
5/31 RALEIGH STREET ESSENDON VIC 3040	$290,000	16-Oct-24
10/18 FLETCHER STREET ESSENDON VIC 3040	$324,500	25-Oct-24
25/56 NICHOLSON STREET ESSENDON VIC 3040	$330,000	20-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 09 April 2025

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5/31 RALEIGH STREET ESSENDON VIC 3040

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Sold Price **$290,000** Sold Date **16-Oct-24**

Distance **0.71km**

10/18 FLETCHER STREET ESSENDON VIC 3040

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Sold Price **$324,500** Sold Date **25-Oct-24**

Distance **0.93km**

25/56 NICHOLSON STREET ESSENDON VIC 3040

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Sold Price **$330,000** Sold Date **20-Feb-25**

Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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