

## 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

306/55 COLLINS 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$385,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2024

to

28 Feb 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

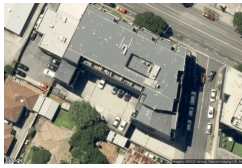
Date of sale

307/55 COLLINS STREET ESSENDON VIC 3040	\$410,000	02-Dec-24
304/1142 MT ALEXANDER ROAD ESSENDON VIC 3040	\$400,000	07-Nov-24
7/119 BUCKLEY STREET ESSENDON VIC 3040	\$373,000	17-Dec-24

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: 25 March 2025



**307/55 COLLINS STREET  
ESSENDON VIC 3040**

 2  1  -

Sold Price

**\$410,000**

Sold Date **02-Dec-24**

Distance

**0km**



**304/1142 MT ALEXANDER ROAD  
ESSENDON VIC 3040**

 1  1  1

Sold Price

**\$400,000**

Sold Date **07-Nov-24**

Distance

**0.3km**



**7/119 BUCKLEY STREET  
ESSENDON VIC 3040**

 1  1  -

Sold Price

**\$373,000**

Sold Date **17-Dec-24**

Distance

**1.66km**

RS = Recent sale

UN = Undisclosed Sale

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