

# 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

607/29 Russell 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)

Range between \$580,000 & \$630,000

### 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.

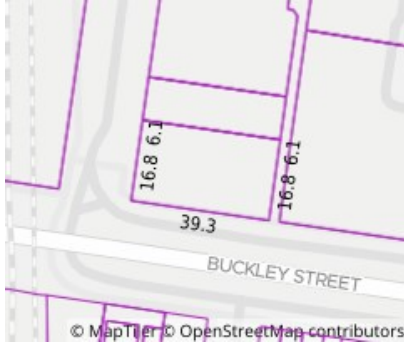
	Address of comparable property	Price	Date of sale
1	307/1050 Mt Alexander Rd ESSENDON 3040	\$571,000	29/01/2025
2	1021/40 Hall St MOONEE PONDS 3039	\$615,000	15/10/2024
3	1007/40 Hall St MOONEE PONDS 3039	\$625,000	09/12/2024

**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:

18/02/2025 14:46



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$580,000 - \$630,000

**Median Unit Price**

December quarter 2024: \$569,444

## Comparable Properties



**307/1050 Mt Alexander Rd ESSENDON 3040 (REI)**

Agent Comments



**Price:** \$571,000

**Method:** Private Sale

**Date:** 29/01/2025

**Property Type:** Apartment



**1021/40 Hall St MOONEE PONDS 3039 (REI/VG)**

Agent Comments



**Price:** \$615,000

**Method:** Private Sale

**Date:** 15/10/2024

**Rooms:** 3

**Property Type:** Apartment



**1007/40 Hall St MOONEE PONDS 3039 (REI/VG)**

Agent Comments



**Price:** \$625,000

**Method:** Private Sale

**Date:** 09/12/2024

**Property Type:** Apartment

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