

## 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

105/95 ROSE 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

\$395,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2024

to

31 Jan 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

7/119 BUCKLEY STREET ESSENDON VIC 3040	\$373,000	17-Dec-24
1/5 THISTLE STREET ESSENDON VIC 3040	\$397,000	19-Dec-24
1/60 BREWSTER STREET ESSENDON VIC 3040	\$425,000	03-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: 19 February 2025



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

1 1 -

Sold Price **\$373,000** Sold Date **17-Dec-24**

Distance **0.3km**



**1/5 THISTLE STREET ESSENDON  
VIC 3040**

1 1 -

Sold Price <sup>RS</sup> **\$397,000** Sold Date **19-Dec-24**

Distance **0.42km**



**1/60 BREWSTER STREET  
ESSENDON VIC 3040**

1 1 1

Sold Price **\$425,000** Sold Date **03-Dec-24**

Distance **0.48km**

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

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