

## 2/157 Bradshaw Street, Essendon Vic 3040



**3 Bed 1 Bath 2 Car**

**Property Type:** Unit

**Land Size:** 404 sqm approx

**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

Year ending June 2024: \$544,000

## Comparable Properties



**16A Hart Street, Airport West 3042 (REI)**

**3 Bed 1 Bath 1 Car**

**Price:** \$810,000

**Method:** Sold Before Auction

**Date:** 05/08/2024

**Rooms:** 5

**Property Type:** Unit

**Agent Comments:** Single level unit, newer construction, inferior location and land size.



**2/42 Greville Street, Essendon North 3041 (REI)**

**3 Bed 1 Bath 2 Car**

**Price:** \$885,000

**Method:** Sold Before Auction

**Date:** 12/07/2024

**Property Type:** Villa

**Land Size:** 341 sqm approx

**Agent Comments:** Three bedroom unit with comparable accommodation.



**2/35 William Street, Essendon 3040 (REI/VG)**

**3 Bed 1 Bath 1 Car**

**Price:** \$835,000

**Method:** Auction Sale

**Date:** 25/05/2024

**Property Type:** Villa

**Agent Comments:** Freshly presented comparable accommodation.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

2/157 Bradshaw 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 \$800,000 & \$880,000

#### Median sale price

Median price \$544,000 Unit x Suburb Essendon

Period - From 01/07/2023 to 30/06/2024 Source REIV

#### Comparable property sales

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
16A Hart Street, AIRPORT WEST 3042	\$810,000	05/08/2024
2/42 Greville Street, ESSENDON NORTH 3041	\$885,000	12/07/2024
2/35 William Street, ESSENDON 3040	\$835,000	25/05/2024

This Statement of Information was prepared on:

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