

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

24 Violet Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,075,000

Median sale price

Median price \$1,845,000

Property Type House

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	2a Kendall St ESSENDON 3040	\$1,050,000	29/10/2024
2	21 Nicholson St ESSENDON 3040	\$1,120,000	26/10/2024
3	1/49 Spencer St ESSENDON 3040	\$1,100,000	19/10/2024

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:

20/01/2025 15:09



 2  1  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,075,000

Median House Price

December quarter 2024: \$1,845,000

Comparable Properties



2a Kendall St ESSENDON 3040 (REI)

Agent Comments

 3  1  -

Price: \$1,050,000

Method: Sold Before Auction

Date: 29/10/2024

Property Type: House (Res)



21 Nicholson St ESSENDON 3040 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,120,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 214 sqm approx



1/49 Spencer St ESSENDON 3040 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,100,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

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