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	16 Raleigh Street, Essendon Vic 3040
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,480,000

Median sale price

Median price \$1,845,000	Property Type Ho	ouse	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

Address of comparable property		Price	Date of sale
1	33 Robinson St MOONEE PONDS 3039	\$1,440,000	16/12/2024
2	13 Raleigh St ESSENDON 3040	\$1,480,000	30/11/2024
3	1 Lyttle Av ESSENDON 3040	\$1,467,000	23/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/02/2025 10:14









Property Type: House (Res) Land Size: 645 sqm approx

Agent Comments

Indicative Selling Price \$1,480,000 **Median House Price**

December quarter 2024: \$1,845,000

Comparable Properties



33 Robinson St MOONEE PONDS 3039 (REI/VG)

Agent Comments

Price: \$1,440,000 Method: Private Sale Date: 16/12/2024 Property Type: House

Land Size: 408 sqm approx



13 Raleigh St ESSENDON 3040 (REI)





Price: \$1,480,000 Method: Auction Sale Date: 30/11/2024

Property Type: House (Res) Land Size: 520 sqm approx **Agent Comments**



1 Lyttle Av ESSENDON 3040 (REI)





Agent Comments

Price: \$1,467,000 Method: Auction Sale Date: 23/11/2024

Property Type: House (Res) Land Size: 668 sqm approx

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





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