

# 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

16 Raleigh 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)

Single price

\$1,480,000

### 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	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 comparable properties 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



 4    1    2

**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

 3    1    2

**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)**

Agent Comments

 3    1    1

**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** House (Res)

**Land Size:** 520 sqm approx



**1 Lyttle Av ESSENDON 3040 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,467,000

**Method:** Auction Sale

**Date:** 23/11/2024

**Property Type:** House (Res)

**Land Size:** 668 sqm approx

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