

## 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

31 RICHARDSON STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,740,000

Property type

House

Suburb

Essendon

Period-from

01 Mar 2024

to

28 Feb 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

20 SCOTT STREET ESSENDON VIC 3040	\$2,080,000	14-Feb-25
52 WILLIAM STREET ESSENDON VIC 3040	\$2,140,000	12-Nov-24
25 CRISP STREET ESSENDON VIC 3040	\$2,150,000	30-Jan-25

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 March 2025



**20 SCOTT STREET ESSENDON VIC 3040** Sold Price <sup>RS</sup> **\$2,080,000** <sup>UN</sup> Sold Date **14-Feb-25**

 4  2  3

Distance **0.82km**



**52 WILLIAM STREET ESSENDON VIC 3040** Sold Price **\$2,140,000** Sold Date **12-Nov-24**

 2  1  3

Distance **1.16km**



**25 CRISP STREET ESSENDON VIC 3040** Sold Price <sup>RS</sup> **\$2,150,000** <sup>UN</sup> Sold Date **30-Jan-25**

 4  2  3

Distance **0.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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