

## 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

10 DAISY 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

\$1,075,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,755,000

Property type

House

Suburb

Essendon

Period-from

01 Apr 2024

to

31 Mar 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

30 BLOOM STREET MOONEE PONDS VIC 3039	1130000	29-Mar-25
4 CANTERBURY STREET MOONEE PONDS VIC 3039	1035000	29-Mar-25
11 HERITAGE STREET MOONEE PONDS VIC 3039	1150000	31-Mar-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: 16 April 2025

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### 30 BLOOM STREET MOONEE PONDS VIC 3039

 2  1  -

Sold Price

<sup>RS</sup> **1130000**

Sold Date

**29-Mar-25**

Distance

**0.65km**



### 4 CANTERBURY STREET MOONEE PONDS VIC 3039

 2  1  -

Sold Price

<sup>RS</sup> **1035000**

Sold Date

**29-Mar-25**

Distance

**1.74km**



### 11 HERITAGE STREET MOONEE PONDS VIC 3039

 2  1  1

Sold Price

<sup>RS</sup> **1150000**

Sold Date

**31-Mar-25**

Distance

**1.1km**



### 71 DARLING STREET MOONEE PONDS VIC 3039

 2  1  2

Sold Price

<sup>RS</sup> **1185000**

Sold Date

**08-Feb-25**

Distance

**1.25km**



### 60 ARGYLE STREET MOONEE PONDS VIC 3039

 3  1  1

Sold Price

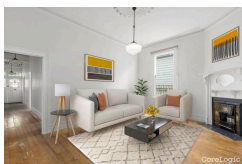
<sup>RS</sup> **1150000**

Sold Date

**01-Mar-25**

Distance

**1.28km**



### 66 MCPHERSON STREET ESSENDON VIC 3040

 3  1  1

Sold Price

**1205000**

Sold Date

**07-Dec-24**

Distance

**1.59km**

RS = Recent sale

UN = Undisclosed Sale

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