

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

2A Graves Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

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	7a Cowper St ESSENDON NORTH 3041	\$1,820,000	05/12/2024
2	2/22 Ruby St ESSENDON WEST 3040	\$1,816,000	22/10/2024
3	64a Deakin St ESSENDON 3040	\$1,800,000	07/09/2024

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.~~

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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

December quarter 2024: \$1,845,000

Comparable Properties



7a Cowper St ESSENDON NORTH 3041 (REI)

Agent Comments

4 3 1

Price: \$1,820,000

Method: Sold Before Auction

Date: 05/12/2024

Property Type: House (Res)



2/22 Ruby St ESSENDON WEST 3040 (REI)

Agent Comments

4 3 2

Price: \$1,816,000

Method: Sold Before Auction

Date: 22/10/2024

Property Type: House (Res)



64a Deakin St ESSENDON 3040 (REI/VG)

Agent Comments

4 2 2

Price: \$1,800,000

Method: Private Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 434 sqm approx

Account - Whitefox Real Estate | P: 96459699



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