

## 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

21 SALISBURY STREET ESSENDON NORTH VIC 3041

### Indicative selling price

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

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

Other

Suburb

Essendon North

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

54 KERNAN STREET STRATHMORE VIC 3041

\$1,555,000

17-Mar-25

36A HOTHAM ROAD NIDDRIE VIC 3042

\$1,502,000

07-Dec-24

23 VAYNOR STREET NIDDRIE VIC 3042

\$1,420,000

30-Nov-24

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: 27 March 2025



**54 KERNAN STREET STRATHMORE VIC 3041** Sold Price <sup>RS</sup> **\$1,555,000** <sup>UN</sup> Sold Date **17-Mar-25**

 4  2  2

Distance **1.11km**



**36A HOTHAM ROAD NIDDRIE VIC 3042** Sold Price **\$1,502,000** Sold Date **07-Dec-24**

 3  3  1

Distance **1.45km**



**23 VAYNOR STREET NIDDRIE VIC 3042** Sold Price <sup>RS</sup> **\$1,420,000** Sold Date **30-Nov-24**

 3  2  1

Distance **1.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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