

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

24 BUTLER STREET ESSENDON VIC 3040

Indicative selling price

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

Single Price

\$1,075,000

or range
between

&

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

2A HENLEY STREET PASCOE VALE SOUTH VIC 3044	\$1,122,000	15-Mar-25
1/40 GLENBERVIE ROAD STRATHMORE VIC 3041	\$1,265,000	11-Dec-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: 12 April 2025



**2A HENLEY STREET PASCOE VALE
SOUTH VIC 3044**

Sold Price

RS

\$1,122,000

Sold Date

15-Mar-25



4



3



2

Distance

0.92km



**1/40 GLENBERVIE ROAD
STRATHMORE VIC 3041**

Sold Price

\$1,265,000

Sold Date

11-Dec-24



4



2



2

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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