

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

1/14 GILBERTSON 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

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

3/6 KEAM STREET ESSENDON NORTH VIC 3041	\$820,000	24-Apr-25
88B OGILVIE STREET ESSENDON VIC 3040	\$850,000	16-May-25
2A GILBERTSON STREET ESSENDON VIC 3040	\$840,000	01-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: 25 August 2025



**3/6 KEAM STREET ESSENDON
NORTH VIC 3041**

 3  2  2

Sold Price

\$820,000

Sold Date

24-Apr-25

Distance

0.26km



**88B OGILVIE STREET ESSENDON
VIC 3040**

 3  1  1

Sold Price

\$850,000

Sold Date

16-May-25

Distance

0.81km



**2A GILBERTSON STREET
ESSENDON VIC 3040**

 3  1  2

Sold Price

\$840,000

Sold Date

01-Mar-25

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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