

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

1/42 Hoffmans Road, Essendon Vic 3040

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$569,444

Property Type

Unit

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	5/78 Richardson St ESSENDON 3040	\$525,000	14/12/2024
2	5/19 Ballater St ESSENDON 3040	\$530,000	23/11/2024
3	1/55 Ogilvie St ESSENDON 3040	\$545,000	13/11/2024

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.~~

This Statement of Information was prepared on:

12/03/2025 15:36

Dylan Francis

0421 023 832

dylan@whitefoxrealestate.com.au



2
 1
 1

Property Type:

Agent Comments

Indicative Selling Price

\$499,000

Median Unit Price

December quarter 2024: \$569,444

Comparable Properties



5/78 Richardson St ESSENDON 3040 (REI/VG)

Agent Comments

2
 1
 1

Price: \$525,000

Method: Auction Sale

Date: 14/12/2024

Property Type: Apartment



5/19 Ballater St ESSENDON 3040 (REI/VG)

Agent Comments

2
 1
 1

Price: \$530,000

Method: Auction Sale

Date: 23/11/2024

Property Type: Unit



1/55 Ogilvie St ESSENDON 3040 (REI/VG)

Agent Comments

2
 1
 1

Price: \$545,000

Method: Sold Before Auction

Date: 13/11/2024

Property Type: Unit

Account - Whitefox Real Estate | P: 96459699