Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1/42 Hoffmans Road, Essendon Vic 3040
Including suburb and	
postcode	

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	Pro	pperty Type Uni	it	5	Suburb	Essendon
Period - From 01/10/2024	to	31/12/2024	Sou	urce F	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

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



Date of sale

WHITEFOX

Dylan Francis 0421 023 832 dylan@whitefoxrealestate.com.au

Indicative Selling Price \$499,000 **Median Unit Price** December quarter 2024: \$569,444





Property Type: Agent Comments

Comparable Properties



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

2

Agent Comments

Price: \$525,000 Method: Auction Sale Date: 14/12/2024

Property Type: Apartment



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

2





Agent Comments

Price: \$530,000 Method: Auction Sale Date: 23/11/2024 Property Type: Unit



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



Price: \$545,000

Method: Sold Before Auction

Date: 13/11/2024 Property Type: Unit **Agent Comments**

Account - Whitefox Real Estate | P: 96459699





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