

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

1/227 BUCKLEY 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2025

to

31 Jul 2026

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

7/10 VIOLET STREET ESSENDON VIC 3040	\$686,000	21-Jul-26
3/24 QUEEN STREET ESSENDON VIC 3040	\$648,000	18-Jul-26
4/6 BRAEMAR STREET ESSENDON VIC 3040	\$680,000	21-Apr-26

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: 17 August 2026



**7/10 VIOLET STREET ESSENDON
VIC 3040**

 2  1  1

Sold Price

^{RS} **\$686,000**

Sold Date

21-Jul-26

Distance

0.53km



**3/24 QUEEN STREET ESSENDON
VIC 3040**

 2  1  1

Sold Price

^{RS} **\$648,000**

Sold Date

18-Jul-26

Distance

1.39km



**4/6 BRAEMAR STREET ESSENDON
VIC 3040**

 2  1  1

Sold Price

\$680,000

Sold Date

21-Apr-26

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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