

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

1/406-408 Buckley Street, Essendon West Vic 3040

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,675,000

Property Type House

Suburb Essendon West

Period - From 01/07/2024

to 30/06/2025

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	1/19 Ogilvie St ESSENDON 3040	\$858,000	30/08/2025
2	2/21 Hampton Rd ESSENDON WEST 3040	\$935,000	09/08/2025
3	6 Bourke St ESSENDON WEST 3040	\$825,000	25/06/2025

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:

18/09/2025 12:37



2 2 1

Property Type:

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending June 2025: \$1,675,000

Comparable Properties



1/19 Ogilvie St ESSENDON 3040 (REI)

Agent Comments

3 1 2

Price: \$858,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Townhouse (Res)



2/21 Hampton Rd ESSENDON WEST 3040 (REI)

Agent Comments

3 2 2

Price: \$935,000

Method: Auction Sale

Date: 09/08/2025

Property Type: Townhouse (Res)



6 Bourke St ESSENDON WEST 3040 (REI/VG)

Agent Comments

3 1 2

Price: \$825,000

Method: Sold Before Auction

Date: 25/06/2025

Property Type: House (Res)

Land Size: 236 sqm approx