

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

10/48 SCOTT 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

\$285,000

&

\$305,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2024

to

30 Sep 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

9/133 PARK STREET MOONEE PONDS VIC 3039	\$305,000	14-Jul-25
8/39 ST KINNORD STREET ABERFELDIE VIC 3040	\$308,000	02-Jun-25
7/35 NEWSTEAD STREET MARIBYRNONG VIC 3032	\$280,000	12-Sep-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: 01 October 2025



**9/133 PARK STREET MOONEE
PONDS VIC 3039**

 1  1  1

Sold Price **\$305,000** Sold Date **14-Jul-25**

Distance **0.14km**



**8/39 ST KINNORD STREET
ABERFELDIE VIC 3040**

 1  1  1

Sold Price **\$308,000** Sold Date **02-Jun-25**

Distance **0.41km**



**7/35 NEWSTEAD STREET
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price ^{RS} **\$280,000** Sold Date **12-Sep-25**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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