

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

105/87-89 Raleigh street, Essendon, VIC 3040

Indicative selling price

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

Price Range

\$460,000

&

\$495,000

Median sale price

Median price

\$569,444

Property Type

House

Suburb

Essendon (3040)

Period - From

13/09/2024

to

14/03/2025

Source

REIV

Comparable property sales

A These are two 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
29/82 RALEIGH STREET, ESSENDON VIC 3040	\$525,000	12/11/2024
103/87-89 RALEIGH STREET, ESSENDON VIC 3040	\$525,000	26/08/2024

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:

14/03/2025