

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

131 Deakin Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,520,000

&

\$1,585,000

Median sale price

Median price \$1,635,000

Property Type House

Suburb Essendon

Period - From 01/01/2025

to 31/03/2025

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	17 Ryder St NIDDRIE 3042	\$1,545,000	15/04/2025
2	24a Florence St NIDDRIE 3042	\$1,505,000	09/04/2025
3	54 Kernan St STRATHMORE 3041	\$1,555,000	17/03/2025

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:

07/06/2025 12:44



3 3 2

Rooms: 7
Property Type: House (Res)
Land Size: 516 sqm approx
Agent Comments

Indicative Selling Price
\$1,520,000 - \$1,585,000
Median House Price
March quarter 2025: \$1,635,000

Comparable Properties



17 Ryder St NIDDRIE 3042 (REI)

Agent Comments

4 3 2

Price: \$1,545,000
Method: Private Sale
Date: 15/04/2025
Rooms: 6
Property Type: House (Res)
Land Size: 310 sqm approx



24a Florence St NIDDRIE 3042 (REI)

Agent Comments

5 3 2

Price: \$1,505,000
Method: Private Sale
Date: 09/04/2025
Rooms: 7
Property Type: House (Res)



54 Kernan St STRATHMORE 3041 (REI/VG)

Agent Comments

4 2 3

Price: \$1,555,000
Method: Private Sale
Date: 17/03/2025
Property Type: House
Land Size: 332 sqm approx

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