

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

14/13 WINIFRED 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2024

to

30 Jun 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

210/1005 MT ALEXANDER ROAD ESSENDON VIC 3040

\$322,500

07-Mar-25

402/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040

\$330,000

30-May-25

211/314 PASCOE VALE ROAD ESSENDON VIC 3040

\$315,000

25-Apr-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: 30 July 2025



**210/1005 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price **\$322,500** Sold Date **07-Mar-25**

1 1 1

Distance **0.39km**



**402/1044-1046 MT ALEXANDER
ROAD ESSENDON VIC 3040**

Sold Price **\$330,000** Sold Date **30-May-25**

1 1 1

Distance **0.52km**



**211/314 PASCOE VALE ROAD
ESSENDON VIC 3040**

Sold Price **\$315,000** Sold Date **25-Apr-25**

1 1 1

Distance **1.32km**

RS = Recent sale **UN** = Undisclosed Sale

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