

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

2/14 Treadwell Road, Essendon North Vic 3041

Indicative selling price

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

Range between \$660,000

&

\$710,000

Median sale price

Median price \$612,500

Property Type Unit

Suburb Essendon North

Period - From 01/04/2025

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	15/47 Hamilton St NIDDRIE 3042	\$768,000	11/07/2025
2	3/60 Hotham Rd NIDDRIE 3042	\$755,000	30/04/2025
3	3/3 Prince St ESSENDON NORTH 3041	\$730,000	17/02/2025

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:

30/07/2025 12:25

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2 1 2

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$660,000 - \$710,000

Median Unit Price

June quarter 2025: \$612,500

Comparable Properties



15/47 Hamilton St NIDDRIE 3042 (REI)

Agent Comments

2 1 1

Price: \$768,000

Method: Sold Before Auction

Date: 11/07/2025

Property Type: Townhouse (Res)



3/60 Hotham Rd NIDDRIE 3042 (REI/VG)

Agent Comments

2 1 1

Price: \$755,000

Method: Private Sale

Date: 30/04/2025

Property Type: Villa



3/3 Prince St ESSENDON NORTH 3041 (REI/VG)

Agent Comments

2 2 1

Price: \$730,000

Method: Private Sale

Date: 17/02/2025

Property Type: Townhouse (Single)

Account - Whitefox Real Estate | P: 96459699



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