

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

2/143A Roberts Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,400,000

&

\$2,640,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Essendon

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	22 Emerald St ESSENDON WEST 3040	\$2,735,000	04/06/2025
2	66 Magdala Av STRATHMORE 3041	\$2,470,000	28/05/2025
3			

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:

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Property Type:
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,640,000
Median House Price
June quarter 2025: \$1,700,000

Comparable Properties



22 Emerald St ESSENDON WEST 3040 (REI/VG)

Agent Comments



Price: \$2,735,000
Method: Private Sale
Date: 04/06/2025
Property Type: House
Land Size: 346 sqm approx



66 Magdala Av STRATHMORE 3041 (VG)

Agent Comments



Price: \$2,470,000
Method: Sale
Date: 28/05/2025
Property Type: House (Res)
Land Size: 303 sqm approx

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. 22 Emerald Street, Essendon and 66 Magdala Avenue, Strathmore are the only two properties that compare to 2/143A Roberts Street, Essendon that have sold in the past 6 months.