

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

2/156A NAPIER 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

\$295,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Essendon

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

5/31 RALEIGH STREET ESSENDON VIC 3040	\$290,000	16-Oct-24
10/18 FLETCHER STREET ESSENDON VIC 3040	\$324,500	25-Oct-24
25/56 NICHOLSON STREET ESSENDON VIC 3040	\$330,000	20-Feb-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: 09 April 2025



**5/31 RALEIGH STREET ESSENDON
VIC 3040**

 1  1  -

Sold Price

\$290,000

Sold Date

16-Oct-24

Distance

0.71km



**10/18 FLETCHER STREET
ESSENDON VIC 3040**

 1  1  1

Sold Price

\$324,500

Sold Date

25-Oct-24

Distance

0.93km



**25/56 NICHOLSON STREET
ESSENDON VIC 3040**

 1  1  1

Sold Price

\$330,000

Sold Date

20-Feb-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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