

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

2/76 Albion Street, Essendon Vic 3040

Indicative selling price

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

Range between \$540,000 & \$560,000

Median sale price

Median price

\$569,444

Property Type

Unit

Suburb

Essendon

Period - From

01/10/2024

to

31/12/2024

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	13/16-18 Passfield St BRUNSWICK WEST 3055	\$600,000	05/03/2025
2	6/29 Murray St BRUNSWICK WEST 3055	\$549,900	21/01/2025
3	1/87 Raleigh St ESSENDON 3040	\$550,000	13/01/2025

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:

20/03/2025 08:39



2 1 1

Rooms: 3
Property Type: Flat
Agent Comments

Indicative Selling Price
\$540,000 - \$560,000
Median Unit Price
December quarter 2024: \$569,444

Comparable Properties



13/16-18 Passfield St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 05/03/2025
Property Type: Apartment

6/29 Murray St BRUNSWICK WEST 3055 (VG)

Agent Comments

2 - -

Price: \$549,900
Method: Sale
Date: 21/01/2025
Property Type: Strata Unit/Flat

1/87 Raleigh St ESSENDON 3040 (VG)

Agent Comments

2 - -

Price: \$550,000
Method: Sale
Date: 13/01/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Jas Stephens - Yarraville | P: 03 93169000



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