

## 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 RONALD STREET ESSENDON NORTH VIC 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Essendon North

Period-from

01 Sep 2024

to

31 Aug 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

48 OGILVIE STREET ESSENDON VIC 3040

\$1,425,000

28-May-25

113 HALDANE ROAD NIDDRIE VIC 3042

\$1,500,000

12-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: 08 September 2025



**48 OGILVIE STREET ESSENDON  
VIC 3040**

3 2 5

Sold Price

**\$1,425,000**

Sold Date

**28-May-25**

Distance

**1.5km**



**113 HALDANE ROAD NIDDRIE VIC  
3042**

3 2 5

Sold Price

**\$1,500,000**

Sold Date

**12-Apr-25**

Distance

**1.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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