

## 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

21 SALISBURY 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

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,145,000

Property type

House

Suburb

Essendon North

Period-from

01 Jul 2024

to

30 Jun 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

9 DUBLIN AVENUE STRATHMORE VIC 3041	\$1,400,000	13-Feb-25
102A DEAKIN STREET ESSENDON VIC 3040	\$1,420,000	25-Mar-25
9A RYDER STREET NIDDRIE VIC 3042	\$1,470,000	03-Mar-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: 22 July 2025



**9 DUBLIN AVENUE STRATHMORE  
VIC 3041**

 4  3  1

Sold Price

**\$1,400,000**

Sold Date

**13-Feb-25**

Distance

**0.75km**



**102A DEAKIN STREET ESSENDON  
VIC 3040**

 4  2  1

Sold Price

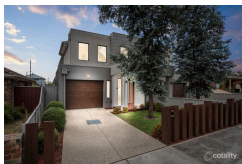
**\$1,420,000**

Sold Date

**25-Mar-25**

Distance

**1.03km**



**9A RYDER STREET NIDDRIE VIC  
3042**

 3  3  2

Sold Price

**\$1,470,000**

Sold Date

**03-Mar-25**

Distance

**1.32km**

RS = Recent sale

UN = Undisclosed Sale

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