

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

210/11 GLASS 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2024

to

31 Oct 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

111/11 GLASS STREET ESSENDON VIC 3040	\$623,500	20-Aug-25
3/146 COOPER STREET ESSENDON VIC 3040	\$590,000	04-Jun-25
7/324 PASCOE VALE ROAD ESSENDON VIC 3040	\$600,000	09-Jul-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: 27 November 2025



**111/11 GLASS STREET ESSENDON
VIC 3040**

Sold Price

\$623,500

Sold Date **20-Aug-25**

 2  1  -

Distance

0km



**3/146 COOPER STREET ESSENDON
VIC 3040**

Sold Price

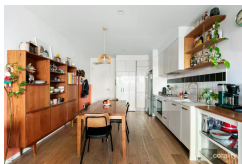
\$590,000

Sold Date **04-Jun-25**

 2  2  1

Distance

1.94km



**7/324 PASCOE VALE ROAD
ESSENDON VIC 3040**

Sold Price

\$600,000

Sold Date **09-Jul-25**

 2  2  1

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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