

## 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<br>Including suburb and<br>postcode | 25 LEVIEN STREET ESSENDON VIC 3040 |
|---|------------------------------------|

### 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<br>between | \$2,600,000 | & | \$2,800,000 |
|--------------|---------------------|-------------|---|-------------|

### Median sale price

(\*Delete house or unit as applicable)

|              |             |               |             |        |          |
|--------------|-------------|---------------|-------------|--------|----------|
| Median Price | \$1,800,000 | Property type | House       | Suburb | Essendon |
| Period-from  | 01 May 2025 | to            | 30 Apr 2026 | 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 |
|--------------------------------|-------|--------------|
|                                |       |              |
|                                |       |              |
|                                |       |              |

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: 29 May 2026