

# 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

28 Kerferd 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)

Range between

\$1,600,000

&

\$1,700,000

### Median sale price

Median price

\$1,515,000

Property Type

House

Suburb

Essendon North

Period - From

01/07/2025

to

30/09/2025

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 | 8 Daisy St ESSENDON 3040        | \$1,700,000 | 29/10/2025   |
| 2 | 2 Ronald St ESSENDON NORTH 3041 | \$1,620,000 | 15/10/2025   |
| 3 | 48 Roberts St ESSENDON 3040     | \$1,620,000 | 30/08/2025   |

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:

14/11/2025 09:50



 4    2    1

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

September quarter 2025: \$1,515,000

## Comparable Properties



**8 Daisy St ESSENDON 3040 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 29/10/2025

**Property Type:** House (Res)



**2 Ronald St ESSENDON NORTH 3041 (REI)**

**Agent Comments**

 4    2    6

**Price:** \$1,620,000

**Method:** Sold Before Auction

**Date:** 15/10/2025

**Property Type:** House (Res)



**48 Roberts St ESSENDON 3040 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,620,000

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** House (Res)

**Land Size:** 502 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655