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	28 Kerferd Street, Essendon North Vic 3041
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000 & \$1,650,000	Range between	\$1,550,000	&	\$1,650,000
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Median sale price

Median price	\$1,515,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	2 Ronald St ESSENDON NORTH 3041	\$1,620,000	15/10/2025
2	42 Mccracken St ESSENDON 3040	\$1,645,000	06/09/2025
3	12 Glen St ESSENDON 3040	\$1,650,000	25/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/10/2025 16:28









Rooms: 6

Property Type: House (Res) Land Size: 488.88 sqm approx

Agent Comments

Indicative Selling Price \$1,550,000 - \$1,650,000 **Median House Price** September quarter 2025: \$1,515,000

Comparable Properties



2 Ronald St ESSENDON NORTH 3041 (REI)

Price: \$1,620,000

Method: Sold Before Auction

Date: 15/10/2025

Property Type: House (Res)

Agent Comments



42 Mccracken St ESSENDON 3040 (REI)



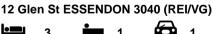




Agent Comments

Price: \$1,645,000 Method: Auction Sale Date: 06/09/2025

Property Type: House (Res) Land Size: 566 sqm approx



Agent Comments



Price: \$1,650,000 Method: Private Sale Date: 25/06/2025 Property Type: House Land Size: 468 sqm approx

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





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