

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

302/19 RUSSELL 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,500

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2024

to

30 Sep 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

407/19 RUSSELL STREET ESSENDON VIC 3040	\$550,000	13-Aug-25
501/29 RUSSELL STREET ESSENDON VIC 3040	\$575,000	17-Mar-25
401/29 RUSSELL STREET ESSENDON VIC 3040	\$575,000	17-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: 30 October 2025

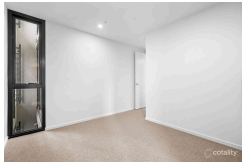


**407/19 RUSSELL STREET
ESSENDON VIC 3040**

 2  2  -

Sold Price **\$550,000** Sold Date **13-Aug-25**

Distance **0km**

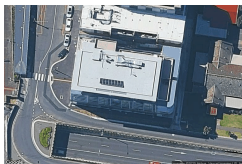


**501/29 RUSSELL STREET
ESSENDON VIC 3040**

 2  2  1

Sold Price **\$575,000** Sold Date **17-Mar-25**

Distance **0.04km**



**401/29 RUSSELL STREET
ESSENDON VIC 3040**

 2  2  -

Sold Price Sold Date **17-Mar-25**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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