

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

31 RICHARDSON 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

\$2,045,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,755,000

Property type

House

Suburb

Essendon

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

| | | |
|---|-------------|-----------|
| 59 MARKET STREET ESSENDON VIC 3040 | \$2,075,000 | 24-Oct-24 |
| 52 WILLIAM STREET ESSENDON VIC 3040 | \$2,140,000 | 12-Nov-24 |
| 114 HEDDERWICK STREET ESSENDON VIC 3040 | \$1,955,000 | 16-Nov-24 |

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: 23 April 2025



**59 MARKET STREET ESSENDON
VIC 3040**

 3  1  -

Sold Price

\$2,075,000

Sold Date

24-Oct-24

Distance

1.17km



**52 WILLIAM STREET ESSENDON
VIC 3040**

 2  1  3

Sold Price

\$2,140,000

Sold Date

12-Nov-24

Distance

1.16km



**114 HEDDERWICK STREET
ESSENDON VIC 3040**

 4  1  1

Sold Price

\$1,955,000

Sold Date

16-Nov-24

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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