

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

4/30 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

or range
between

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Nov 2024

to

31 Oct 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

204/19 RUSSELL STREET ESSENDON VIC 3040	\$310,000	20-Aug-25
402/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$330,000	30-May-25
2/185 BUCKLEY STREET ESSENDON VIC 3040	\$330,000	19-Jun-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: 20 November 2025

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**204/19 RUSSELL STREET
ESSENDON VIC 3040**

 1  1  1

Sold Price **\$310,000** Sold Date **20-Aug-25**

Distance **0.66km**



**402/1044-1046 MT ALEXANDER
ROAD ESSENDON VIC 3040**

 1  1  1

Sold Price **\$330,000** Sold Date **30-May-25**

Distance **0.29km**



**2/185 BUCKLEY STREET
ESSENDON VIC 3040**

 1  1  1

Sold Price Sold Date **19-Jun-25**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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