

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

4/33 WARNER 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

\$290,000

&

\$310,000

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

15/96 GLASS STREET ESSENDON VIC 3040	\$295,000	15-Jul-25
14/13 WINIFRED STREET ESSENDON VIC 3040	\$315,000	05-Sep-25
3/137A WOODLAND STREET ESSENDON VIC 3040	\$317,500	04-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: 23 October 2025

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**15/96 GLASS STREET ESSENDON
VIC 3040**

 1  1  1

Sold Price **\$295,000** Sold Date **15-Jul-25**

Distance **0.26km**



**14/13 WINIFRED STREET
ESSENDON VIC 3040**

 1  1  1

Sold Price **\$315,000** Sold Date **05-Sep-25**

Distance **0.16km**



**3/137A WOODLAND STREET
ESSENDON VIC 3040**

 1  1  1

Sold Price **\$317,500** Sold Date **04-Jun-25**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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