

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

4/63 LINCOLN ROAD 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2024

to

31 Jul 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

5/69 LINCOLN ROAD ESSENDON VIC 3040

\$500,000

27-Mar-25

1/21 SPENCER STREET ESSENDON VIC 3040

\$500,000

02-Apr-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: 07 August 2025



**5/69 LINCOLN ROAD ESSENDON
VIC 3040**

 2  1  1

Sold Price

\$500,000

Sold Date

27-Mar-25

Distance

0.05km



**1/21 SPENCER STREET ESSENDON
VIC 3040**

 2  1  1

Sold Price

Sold Date

02-Apr-25

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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