

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

440 BUCKLEY STREET ESSENDON WEST 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

\$1,290,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,537,500

Property type

House

Suburb

Essendon West

Period-from

01 Sep 2024

to

31 Aug 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

42 THOMSON STREET ESSENDON VIC 3040

\$1,330,000

10-Apr-25

15 PENNINGTON STREET KEILOR EAST VIC 3033

\$1,230,000

06-Aug-25

58 FAWKNER CRESCENT KEILOR EAST VIC 3033

\$1,302,000

31-May-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: 03 September 2025



**42 THOMSON STREET ESSENDON
VIC 3040**

 3  2  4

Sold Price

\$1,330,000

Sold Date

10-Apr-25

Distance

1.5km



**15 PENNINGTON STREET KEILOR
EAST VIC 3033**

 3  2  1

Sold Price

^{RS} **\$1,230,000**

Sold Date

06-Aug-25

Distance

1.82km



**58 FAWKNER CRESCENT KEILOR
EAST VIC 3033**

 4  2  4

Sold Price

^{RS} **\$1,302,000**

Sold Date

31-May-25

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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