

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

5/15 BULLA ROAD ESSENDON NORTH VIC 3041

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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Essendon North

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

47A BULLA ROAD ESSENDON NORTH VIC 3041

\$587,500

11-Oct-25

7/1 ROYAL AVENUE ESSENDON NORTH VIC 3041

\$628,000

01-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: 31 October 2025


**47A BULLA ROAD ESSENDON
NORTH VIC 3041**

2 1 1

Sold Price

RS

\$587,500

Sold Date

11-Oct-25

Distance

0.32km

**7/1 ROYAL AVENUE ESSENDON
NORTH VIC 3041**

2 1 1

Sold Price

\$628,000

Sold Date

01-Jun-25

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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