## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	l for	sale
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Address	5/225 Buckley Street, Essendon Vic 3040
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$410,000 & \$450,000	Range between	\$410,000	&	\$450,000
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#### Median sale price

Median price	\$548,750	Pro	perty Type	Jnit		Suburb	Essendon
Period - From	01/07/2024	to	30/06/2025	So	ource	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	312/110 Keilor Rd ESSENDON NORTH 3041	\$430,000	17/06/2025
2	114/24 Leake St ESSENDON 3040	\$480,000	13/06/2025
3	102/305 Buckley St ABERFELDIE 3040	\$470,000	07/06/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/07/2025 16:07
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#### WHITEFOX

Eleanor Currie 0411 802 827 eleanor@whitefoxrealestate.com.au





Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$410,000 - \$450,000 **Median Unit Price** Year ending June 2025: \$548,750

## Comparable Properties



312/110 Keilor Rd ESSENDON NORTH 3041 (REI)

**Agent Comments** 

Price: \$430,000 Method: Private Sale Date: 17/06/2025

Property Type: Apartment



114/24 Leake St ESSENDON 3040 (REI/VG)

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Price: \$480,000 Method: Private Sale Date: 13/06/2025 Property Type: Unit

**Agent Comments** 

102/305 Buckley St ABERFELDIE 3040 (REI/VG)



Price: \$470,000

Method: Sold Before Auction

Date: 07/06/2025 Property Type: Unit **Agent Comments** 

Account - Whitefox Real Estate | P: 96459699





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