

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

5/225 Buckley Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$410,000

&

\$450,000

Median sale price

Median price

\$548,750

Property Type

Unit

Suburb

Essendon

Period - From

01/07/2024

to

30/06/2025

Source

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	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 comparable properties 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



2 1 1

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

2 2 1

Price: \$430,000

Method: Private Sale

Date: 17/06/2025

Property Type: Apartment



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

Agent Comments

2 2 1

Price: \$480,000

Method: Private Sale

Date: 13/06/2025

Property Type: Unit



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

Agent Comments

2 1 1

Price: \$470,000

Method: Sold Before Auction

Date: 07/06/2025

Property Type: Unit