Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	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
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Median sale price

Median price	\$548,750	Pro	perty Type Ur	it		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

	areas or comparable property	1 1100	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



Date of sale

WHITEFOX

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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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