

## 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

5/26 WINIFRED STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$581,500

Property type

Unit

Suburb

Essendon

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 6/24 WINIFRED STREET ESSENDON VIC 3040   | \$632,000 | 03-Jul-25 |
| 7/82 RICHARDSON STREET ESSENDON VIC 3040 | \$682,000 | 15-Aug-25 |
| 1/250 PASCOE VALE ROAD ESSENDON VIC 3040 | \$685,000 | 11-Jul-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: 22 October 2025



**6/24 WINIFRED STREET  
ESSENDON VIC 3040**

 2  2  1

Sold Price

**\$632,000**

Sold Date

**03-Jul-25**

Distance

**0.01km**



**7/82 RICHARDSON STREET  
ESSENDON VIC 3040**

 2  2  1

Sold Price

**\$682,000**

Sold Date

**15-Aug-25**

Distance

**0.36km**



**1/250 PASCOE VALE ROAD  
ESSENDON VIC 3040**

 2  2  1

Sold Price

**\$685,000**

Sold Date

**11-Jul-25**

Distance

**1.43km**

RS = Recent sale

UN = Undisclosed Sale

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