



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5/8-12 GILLIES STREET, ESSENDON**

3 1 1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$675,000 to \$725,000**

## MEDIAN SALE PRICE



**ESSENDON NORTH, VIC, 3041**

**Suburb Median Sale Price (House)**

**\$1,205,000**

01 April 2024 to 31 March 2025

Provided by:

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**4/9 MCCULLOCH ST, ESSENDON NORTH, VIC**

3 - -

**Sale Price**

**\$705,000**

Sale Date: 10/04/2025

Distance from Property: 236m



**2/20 RENOWN ST, ESSENDON NORTH, VIC**

3 1 2

**Sale Price**

**\$750,000**

Sale Date: 21/01/2025

Distance from Property: 523m



**60 CRESWELL AVE, AIRPORT WEST, VIC 3042**

3 1 1

**Sale Price**

**\*\$720,000**

Sale Date: 03/05/2025

Distance from Property: 1.9km



This report has been compiled on 23/06/2025 by Victorian Independent Property Consulting Pty Ltd. Property Data Solutions Pty Ltd 2025 -

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