

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

5/8 LINCOLN ROAD ESSENDON VIC 3040

Indicative selling price

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

Single Price

or range
between

\$830,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Dec 2024

to

30 Nov 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

1/6 RIVERVIEW ROAD ESSENDON VIC 3040

\$888,000

02-Aug-25

1/3 MARCO POLO STREET ESSENDON VIC 3040

\$855,000

19-Aug-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: 01 December 2025



**1/6 RIVERVIEW ROAD ESSENDON
VIC 3040**

Sold Price

\$888,000

Sold Date **02-Aug-25**

2

1

1

Distance

0.61km



**1/3 MARCO POLO STREET
ESSENDON VIC 3040**

Sold Price

\$855,000

Sold Date **19-Aug-25**

2

1

-

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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