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 51 Richardson Street, Essendon Vic 3040			
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Range between \$3,500,000 & \$3,850,000			
Median sale price			
Median price \$1,700,000 Property Type House Subu		urb Essendon	
Period - From 01/04/2025 to 30/06/202	riod - From 01/04/2025 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			
2			
3			
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:		27/08/2025 10:33	

