

## 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

51A BRADSHAW STREET ESSENDON VIC 3040

### Indicative selling price

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

Single Price

or range  
between

\$1,850,000

&

\$1,985,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,720,000

Property type

House

Suburb

Essendon

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

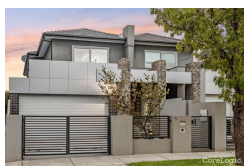
5 ARTHUR STREET ABERFELDIE VIC 3040	2012000	28-Apr-25
2 ALMA STREET ABERFELDIE VIC 3040	1850000	01-Apr-25

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: 28 May 2025

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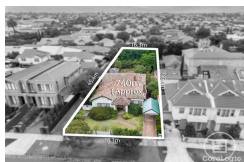
**5 ARTHUR STREET ABERFELDIE  
VIC 3040**

Sold Price

<sup>RS</sup> **2012000** Sold Date **28-Apr-25**

 4  3  2

Distance **1.08km**



**2 ALMA STREET ABERFELDIE VIC  
3040**

Sold Price

<sup>RS</sup> **1850000** Sold Date **01-Apr-25**

 4  2  2

Distance **1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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