

# 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

56a Bradshaw 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)

Range between \$1,990,000

&

\$2,180,000

### Median sale price

Median price \$1,752,500

Property Type House

Suburb Essendon

Period - From 01/04/2024

to 31/03/2025

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 | 5 Arthur St ABERFELDIE 3040    | \$2,012,000 | 28/04/2025   |
| 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:

02/06/2025 11:22



 5    3    2

**Property Type:** House  
**Land Size:** 391 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,990,000 - \$2,180,000  
**Median House Price**  
Year ending March 2025: \$1,752,500

## Comparable Properties



**5 Arthur St ABERFELDIE 3040 (REI)**

**Agent Comments**

 4    3    3

**Price:** \$2,012,000  
**Method:** Private Sale  
**Date:** 28/04/2025  
**Property Type:** House  
**Land Size:** 396 sqm approx

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.