

## 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

59 KING 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,600,000

&

\$2,700,000

### 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

22 WOOLLEY STREET ESSENDON VIC 3040	2701000	14-Dec-24
45 MCCracken STREET ESSENDON VIC 3040	2500000	26-Nov-24
9 JACKA STREET ESSENDON VIC 3040	2856000	07-Dec-24

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: 17 May 2025

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**22 WOOLLEY STREET ESSENDON  
VIC 3040**

 4  2  2

Sold Price

**2701000**

Sold Date **14-Dec-24**

Distance

**0.5km**



**45 MCCRACKEN STREET  
ESSENDON VIC 3040**

 4  2  2

Sold Price

<sup>RS</sup> **2500000**

Sold Date **26-Nov-24**

Distance

**0.47km**



**9 JACKA STREET ESSENDON VIC  
3040**

 4  2  2

Sold Price

**2856000**

Sold Date **07-Dec-24**

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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