

# 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

6/3 Ballater 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 \$460,000

&

\$506,000

### Median sale price

Median price \$525,250

Property Type Unit

Suburb Essendon

Period - 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	3/4 Balmoral St ESSENDON 3040	\$455,000	23/04/2025
2	1/21 Spencer St ESSENDON 3040	\$500,000	09/04/2025
3	5/69 Lincoln Rd ESSENDON 3040	\$500,000	27/03/2025

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:

26/08/2025 12:11



 2  1  1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$460,000 - \$506,000

**Median Unit Price**

June quarter 2025: \$525,250

## Comparable Properties



**3/4 Balmoral St ESSENDON 3040 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$455,000

**Method:** Private Sale

**Date:** 23/04/2025

**Rooms:** 4

**Property Type:** Flat



**1/21 Spencer St ESSENDON 3040 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 09/04/2025

**Property Type:** Unit



**5/69 Lincoln Rd ESSENDON 3040 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$500,000

**Method:** Auction Sale

**Date:** 27/03/2025

**Property Type:** Apartment

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655