

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

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

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