Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and postcode				
ndicative selling pric	e			
or the meaning of this p	rice see consumer.	vic.gov.au/ι	underquoting	
Range between \$460,0	000	&	\$506,000	

Median sale price

Median price	\$525,250	Pro	perty Type	Unit		Suburb	Essendon
Period - From	01/04/2025	to	30/06/2025		ource	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.

Ad	dress 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









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

Price: \$455,000 Method: Private Sale Date: 23/04/2025

Rooms: 4

Property Type: Flat



1/21 Spencer St ESSENDON 3040 (REI)



Agent Comments

Agent Comments

Price: \$500,000 Method: Private Sale Date: 09/04/2025

Property Type: Unit



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

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Price: \$500.000 Method: Auction Sale Date: 27/03/2025 Property Type: Apartment

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





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