

## 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

62 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

\$2,650,000

&

\$2,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,657,500

Property type

House

Suburb

Essendon

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

34 BRAEMAR STREET ESSENDON VIC 3040

\$2,650,000

12-May-25

16 JACKA STREET ESSENDON VIC 3040

\$2,750,000

03-Apr-25

59 King St ESSENDON VIC 304

\$2,720,000

29-July-25

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: 13 August 2025