

# 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 67 Kerferd Street, Essendon North Vic 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,750,000

### Median sale price

Median price \$1,569,000 Property Type House Suburb Essendon North

Period - From 01/04/2025 to 31/03/2026 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	10 Lebanon St STRATHMORE 3041	\$1,560,000	07/02/2026
2	70 Willonga St STRATHMORE 3041	\$1,660,000	02/05/2026
3	3 Holyrood Av STRATHMORE 3041	\$1,800,000	02/05/2026

**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: 29/05/2026 11:14



 5    3    4

**Property Type:** House (Res)

**Land Size:** 630 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,750,000

**Median House Price**

Year ending March 2026: \$1,569,000

## Comparable Properties



**10 Lebanon St STRATHMORE 3041 (REI/VG)**

Agent Comments

 5    2    2

**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** House (Res)

**Land Size:** 701 sqm approx



**70 Willonga St STRATHMORE 3041 (REI)**

Agent Comments

 5    2    4

**Price:** \$1,660,000

**Method:** Auction Sale

**Date:** 02/05/2026

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**3 Holyrood Av STRATHMORE 3041 (REI)**

Agent Comments

 5    3    2

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 02/05/2026

**Property Type:** House (Res)

**Land Size:** 604 sqm approx

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