

## 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

7/14 RALEIGH STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Essendon

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

11/516-518 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$610,000	03-Apr-25
1/12 SALISBURY STREET MOONEE PONDS VIC 3039	\$620,000	08-Mar-25
2/18 SCHOFIELD STREET ESSENDON VIC 3040	\$630,000	08-Mar-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: 15 April 2025



**11/516-518 MORELAND ROAD  
BRUNSWICK WEST VIC 3055**

 2  1  -

Sold Price

<sup>RS</sup>

**\$610,000**

Sold Date

**03-Apr-25**

Distance

**1.11km**



**1/12 SALISBURY STREET MOONEE  
PONDS VIC 3039**

 2  1  1

Sold Price

<sup>RS</sup>

**\$620,000**

Sold Date

**08-Mar-25**

Distance

**0.86km**



**2/18 SCHOFIELD STREET  
ESSENDON VIC 3040**

 2  1  1

Sold Price

**\$630,000**

Sold Date

**08-Mar-25**

Distance

**1.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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