

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	7/146 Cooper Street, Essendon, VIC 3040
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Indicative selling price

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

Single Price	\$599,000
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Median sale price

Median price	\$605,000	Property Type	Unit	Suburb	Essendon (3040)
Period - From	01/08/2024	to	31/07/2025	Source	Cotality

Comparable property sales

A These are two 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
3/146 COOPER STREET, ESSENDON VIC 3040	\$590,000	04/06/2025
12/146 COOPER STREET, ESSENDON VIC 3040	\$555,000	08/07/2025

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:	20/08/2025
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