

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

7/100 KEILOR ROAD ESSENDON NORTH VIC 3041

Indicative selling price

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

Single Price

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Oct 2024

to

30 Sep 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

26/100 KEILOR ROAD ESSENDON NORTH VIC 3041	\$380,000	20-Aug-25
50/100 KEILOR ROAD ESSENDON NORTH VIC 3041	\$385,000	11-Sep-25
63/100 KEILOR ROAD ESSENDON NORTH VIC 3041	\$380,000	06-Jun-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: 14 October 2025



**26/100 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price

\$380,000

Sold Date **20-Aug-25**

2 2 1

Distance

0km



**50/100 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price

^{RS} **\$385,000**

Sold Date **11-Sep-25**

2 2 1

Distance

0km



**63/100 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price

\$380,000

Sold Date **06-Jun-25**

2 2 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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