

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

8/119 BUCKLEY STREET ESSENDON VIC 3040

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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2024

to

31 May 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

7/119 BUCKLEY STREET ESSENDON VIC 3040	\$373,000	17-Dec-24
105/95 ROSE STREET ESSENDON VIC 3040	\$380,000	17-Apr-25
302/51 HOMER STREET MOONEE PONDS VIC 3039	\$380,000	30-May-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: 12 June 2025



**7/119 BUCKLEY STREET
ESSENDON VIC 3040**

 1  1  -

Sold Price

\$373,000

Sold Date

17-Dec-24

Distance

0km



**105/95 ROSE STREET ESSENDON
VIC 3040**

 1  1  1

Sold Price

^{RS} **\$380,000**

Sold Date

17-Apr-25

Distance

0.3km



**302/51 HOMER STREET MOONEE
PONDS VIC 3039**

 1  1  -

Sold Price

Sold Date

30-May-25

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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