

# 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

8/18 Raleigh Street, Essendon Vic 3040

### Indicative selling price

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

Single price

\$530,000

### Median sale price

Median price

\$537,500

Property Type

Unit

Suburb

Essendon

Period - From

01/07/2025

to

30/09/2025

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	12/444 Albion St BRUNSWICK WEST 3055	\$520,000	15/11/2025
2	4/8 Braemar St ESSENDON 3040	\$545,000	16/10/2025
3	4/18 Raleigh St ESSENDON 3040	\$570,000	26/07/2025

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:

02/12/2025 19:19



2   1   1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$530,000  
**Median Unit Price**  
September quarter 2025: \$537,500

## Comparable Properties



**12/444 Albion St BRUNSWICK WEST 3055 (REI)**

**Agent Comments**

2   1   1

**Price:** \$520,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** Apartment



**4/8 Braemar St ESSENDON 3040 (REI)**

**Agent Comments**

2   1   1

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 16/10/2025  
**Property Type:** Apartment



**4/18 Raleigh St ESSENDON 3040 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 26/07/2025  
**Property Type:** Unit

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655