Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	8/18 Raleigh Street, Essendon Vic 3040
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$530,000

Median sale price

Median price \$537,500	Pro	pperty Type U	nit	Su	uburb	Essendon
Period - From 01/07/202	5 to	30/09/2025	So	urceRE	EIV	

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

Add	dress 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 comparableproperties 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









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)

Price: \$520,000 Method: Auction Sale Date: 15/11/2025

Property Type: Apartment

Agent Comments



4/8 Braemar St ESSENDON 3040 (REI)

2

Agent Comments

Price: \$545,000 Method: Private Sale Date: 16/10/2025

Property Type: Apartment



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

Price: \$570,000

Agent Comments

Method: Private Sale Date: 26/07/2025 Property Type: Unit

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





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