

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

8/48 SCOTT 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

\$270,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,500

Property type

Unit

Suburb

Essendon

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

15/96 GLASS STREET ESSENDON VIC 3040	\$295,000	15-Jul-25
19/44 FLETCHER STREET ESSENDON VIC 3040	\$275,000	01-Jul-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: 17 October 2025



**15/96 GLASS STREET ESSENDON
VIC 3040**

1 1 1

Sold Price

\$295,000

Sold Date

15-Jul-25

Distance

1.67km



**19/44 FLETCHER STREET
ESSENDON VIC 3040**

1 1 1

Sold Price

\$275,000

Sold Date

01-Jul-25

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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