

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

9/119 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

\$605,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2024

to

31 Jul 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

1102/7 ASPEN STREET MOONEE PONDS VIC 3039	\$355,000	18-Apr-25
27 RUSSELL STREET ESSENDON VIC 3040	\$360,000	17-Mar-25
3/119 BUCKLEY STREET ESSENDON VIC 3040	\$380,000	10-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: 20 August 2025



**1102/7 ASPEN STREET MOONEE
PONDS VIC 3039**

 1  1  -

Sold Price

\$355,000

Sold Date

18-Apr-25

Distance

1.04km



**27 RUSSELL STREET ESSENDON
VIC 3040**

 2  2  2

Sold Price

\$360,000

Sold Date

17-Mar-25

Distance

0.11km



**3/119 BUCKLEY STREET
ESSENDON VIC 3040**

 1  1  -

Sold Price

\$380,000

Sold Date

10-Jul-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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