

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

9/16 Winifred Street, Essendon Vic 3040

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Essendon

Period - From 01/10/2024

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	106/40 Collins St ESSENDON 3040	\$490,000	26/08/2025
2	201/87-89 Raleigh St ESSENDON 3040	\$510,500	26/07/2025
3	102/305 Buckley St ABERFELDIE 3040	\$470,000	07/06/2025

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:

07/10/2025 15:51



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median Unit Price
Year ending September 2025: \$550,000

Comparable Properties



106/40 Collins St ESSENDON 3040 (REI)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 26/08/2025
Property Type: Unit



201/87-89 Raleigh St ESSENDON 3040 (REI)

Agent Comments



Price: \$510,500
Method: Private Sale
Date: 26/07/2025
Property Type: Apartment



102/305 Buckley St ABERFELDIE 3040 (REI/VG)

Agent Comments



Price: \$470,000
Method: Sold Before Auction
Date: 07/06/2025
Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788