

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 CLYDEBANK ROAD ESSENDON WEST 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

\$1,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,492,500

Property type

House

Suburb

Essendon West

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

6 CLYDEBANK ROAD ESSENDON WEST VIC 3040	\$1,320,000	05-Jul-25
440 BUCKLEY STREET ESSENDON WEST VIC 3040	\$1,350,000	16-Oct-25
57 DEAKIN STREET ESSENDON VIC 3040	\$1,415,000	31-May-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: 27 October 2025



**6 CLYDEBANK ROAD ESSENDON
WEST VIC 3040**

 3  2  1

Sold Price

\$1,320,000

Sold Date

05-Jul-25

Distance

0.06km



**440 BUCKLEY STREET ESSENDON
WEST VIC 3040**

 4  2  4

Sold Price

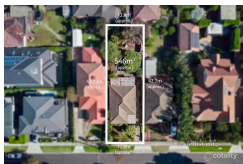
^{RS} **\$1,350,000**

Sold Date

16-Oct-25

Distance

0.43km



**57 DEAKIN STREET ESSENDON VIC
3040**

 4  1  1

Sold Price

\$1,415,000

Sold Date

31-May-25

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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