

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**

Sold Price

\$1,320,000

Sold Date

05-Jul-25

 3

 2

 1

Distance

0.06km



**440 BUCKLEY STREET ESSENDON
WEST VIC 3040**

Sold Price

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

Sold Date

16-Oct-25

 4

 2

 4

Distance

0.43km



**57 DEAKIN STREET ESSENDON VIC
3040**

Sold Price

\$1,415,000

Sold Date

31-May-25

 4

 1

 1

Distance

0.78km

RS = Recent sale **UN** = Undisclosed Sale

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