

## 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  
907/19 RUSSELL 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	\$610,000	&	\$635,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$602,500	Property type	Unit	Suburb	Essendon
Period-from	01 Jan 2025	to	31 Dec 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
7/947 MT ALEXANDER ROAD ESSENDON VIC 3040	\$632,000	31-Oct-25
5/25 WINIFRED STREET ESSENDON VIC 3040	\$597,000	20-Nov-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: 07 January 2026



**7/947 MT ALEXANDER ROAD  
ESSENDON VIC 3040**

2 2 1

Sold Price

**\$632,000** Sold Date **31-Oct-25**

Distance **0.72km**



**5/25 WINIFRED STREET  
ESSENDON VIC 3040**

2 1 1

Sold Price

**\$597,000** Sold Date **20-Nov-25**

Distance **1.49km**

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

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