

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

214/24 LEAKE 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,660,000

Property type

Storage unit

Suburb

Essendon

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

211/82 BULLA ROAD STRATHMORE VIC 3041	\$355,000	02-Feb-25
1/2 BERRY STREET ESSENDON NORTH VIC 3041	\$355,000	01-Mar-25
4/503 KEILOR ROAD NIDDRIE VIC 3042	\$360,000	14-Mar-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: 10 June 2025



211/82 BULLA ROAD STRATHMORE VIC 3041 Sold Price **\$355,000** Sold Date **02-Feb-25**

1
 1
 1

Distance **1.2km**



1/2 BERRY STREET ESSENDON NORTH VIC 3041 Sold Price Sold Date **01-Mar-25**

1
 1
 1

Distance **0.63km**



4/503 KEILOR ROAD NIDDRIE VIC 3042 Sold Price **\$360,000** Sold Date **14-Mar-25**

1
 1
 1

Distance **2.33km**

RS = Recent sale

UN = Undisclosed Sale

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