

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

65 BULLA ROAD ESSENDON NORTH VIC 3041

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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,145,000

Property type

House

Suburb

Essendon North

Period-from

01 Jul 2024

to

30 Jun 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

10 DAISY STREET ESSENDON VIC 3040	\$1,200,000	16-May-25
17A WOOLLEY STREET ESSENDON VIC 3040	\$1,270,000	19-Mar-25
5 SHAMROCK STREET ESSENDON VIC 3040	\$1,305,000	16-Apr-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: 24 July 2025



10 DAISY STREET ESSENDON VIC 3040

Sold Price

\$1,200,000

Sold Date

16-May-25

 3

 1

 2

Distance

1.93km



17A WOOLLEY STREET ESSENDON VIC 3040

Sold Price

\$1,270,000

Sold Date

19-Mar-25

 3

 2

 2

Distance

1.35km



5 SHAMROCK STREET ESSENDON VIC 3040

Sold Price

\$1,305,000

Sold Date

16-Apr-25

 3

 1

 1

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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