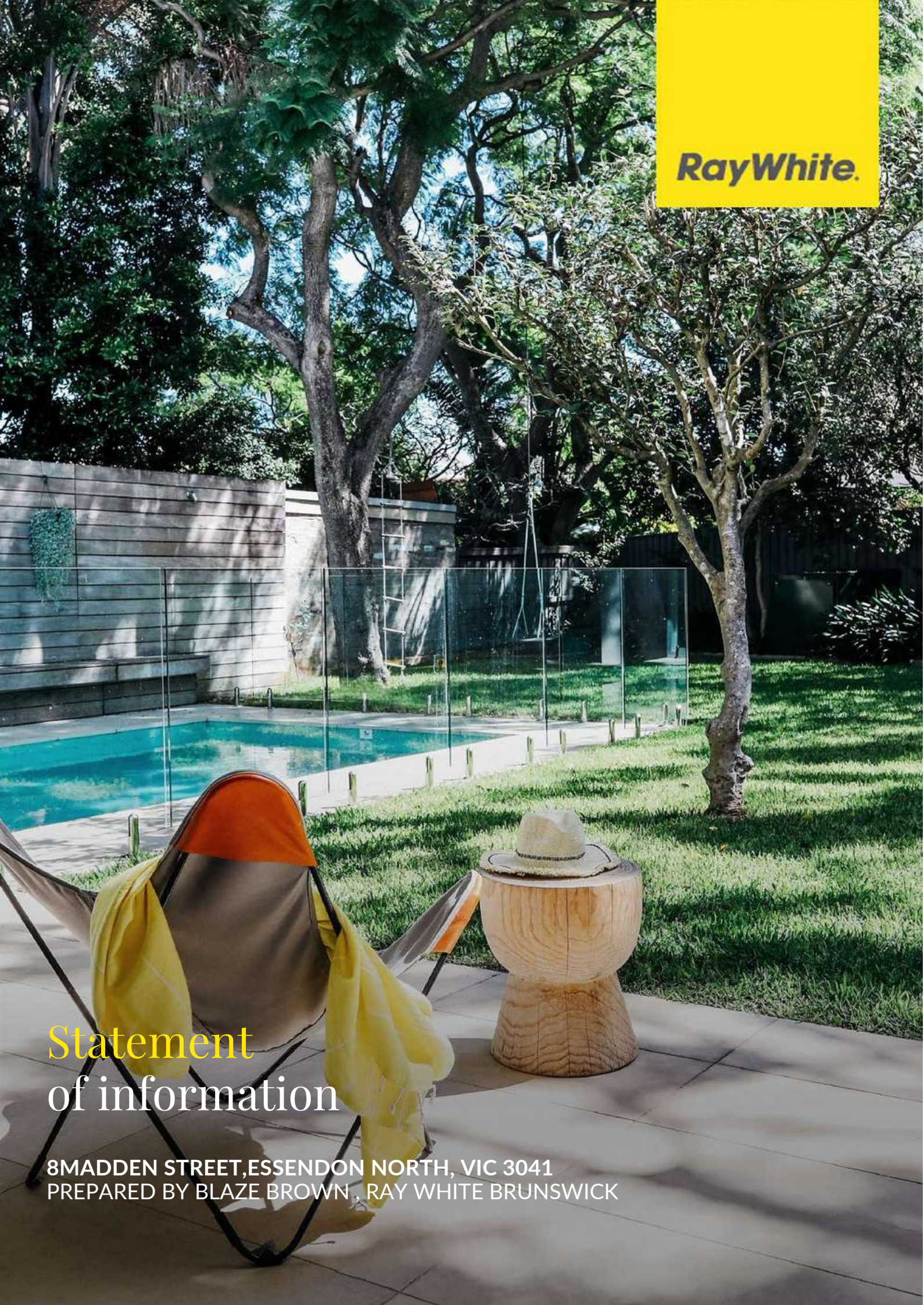


A photograph of a modern backyard. In the foreground, a hammock with a yellow and orange striped canopy is strung over a paved area. Next to it is a wooden stool made of two tree stumps, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees with green foliage are in the background, and a yellow banner with the text 'RayWhite.' is in the top right corner.

RayWhite.

Statement of information

8MADDEN STREET, ESSENDON NORTH, VIC 3041
PREPARED BY BLAZE BROWN, RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

8 MADDEN STREET, ESSENDON NORTH,  3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$1,000,000 to \$1,100,000**

Provided by: Blaze Brown, Ray White Brunswick

MEDIAN SALE PRICE



ESSENDON NORTH, VIC, 3041

Suburb Median Sale Price (House)

\$1,180,000

01 July 2024 to 30 June 2025

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



1C VIDA ST, ABERFELDIE, VIC 3040

 3  2  2

Sale Price

***\$1,000,000**

Sale Date: 07/07/2025

Distance from Property: 1.7km



3/2 MAGDALA AVE, STRATHMORE, VIC 3041

 3  2  1

Sale Price

****\$1,000,000**

Sale Date: 28/05/2025

Distance from Property: 585m



48 LINCOLN ROAD ST, ESSENDON, VIC 3040

 3  2  2

Sale Price

***\$1,080,000**

Sale Date: 14/06/2025

Distance from Property: 1.1km

This report has been compiled on 22/07/2025 by Ray White Brunswick. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the **Estate Agents Act 1980**.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

8 MADDEN STREET, ESSENDON NORTH, VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$1,000,000 to \$1,100,000

Median sale price

Median price

\$1,180,000

Property type

House

Suburb

ESSENDON NORTH

Period

01 July 2024 to 30 June 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1C VIDA ST, ABERFELDIE, VIC 3040	*\$1,000,000	07/07/2025
3/2 MAGDALA AVE, STRATHMORE, VIC 3041	**\$1,000,000	28/05/2025
48 LINCOLN ROAD ST, ESSENDON, VIC 3040	*\$1,080,000	14/06/2025

This Statement of Information was prepared on: 22/07/2025