

## 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

2/324A BUCKLEY STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Essendon

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

4/17 COOPER STREET ESSENDON VIC 3040	\$1,166,000	17-Apr-25
4/54 COOPER STREET ESSENDON VIC 3040	\$1,283,500	31-Mar-25
24 BUTLER STREET ESSENDON VIC 3040	\$1,050,000	14-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.~~

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**4/17 COOPER STREET ESSENDON  
VIC 3040**

3 2 1

Sold Price

**\$1,166,000**

Sold Date

**17-Apr-25**

Distance

**0.18km**



**4/54 COOPER STREET ESSENDON  
VIC 3040**

3 3 2

Sold Price

**\$1,283,500**

Sold Date

**31-Mar-25**

Distance

**0.54km**



**24 BUTLER STREET ESSENDON  
VIC 3040**

3 2 1

Sold Price

**\$1,050,000**

Sold Date

**14-Apr-25**

Distance

**2.51km**

RS = Recent sale

UN = Undisclosed Sale

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