

## 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

7/82 RICHARDSON 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

\$580,000

&

\$620,000

### 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

10/6 WINIFRED STREET ESSENDON VIC 3040	\$615,000	18-Feb-25
3/146 COOPER STREET ESSENDON VIC 3040	-	11-Jun-25
19/6 WINIFRED STREET ESSENDON VIC 3040	\$620,000	24-May-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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**10/6 WINIFRED STREET  
ESSENDON VIC 3040**

 2  2  1

Sold Price **\$615,000** Sold Date **18-Feb-25**

Distance **0.24km**



**3/146 COOPER STREET ESSENDON  
VIC 3040**

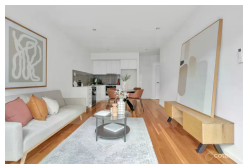
 2  2  1

Sold Price

RS UN

Sold Date **11-Jun-25**

Distance **1.18km**



**19/6 WINIFRED STREET  
ESSENDON VIC 3040**

 2  2  1

Sold Price

**\$620,000**

Sold Date **24-May-25**

Distance **0.24km**

RS = Recent sale UN = Undisclosed Sale

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