

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

3/23 Fletcher Street, Essendon Vic 3040

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$548,750

Property Type

Unit

Suburb

Essendon

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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 six 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
1	7/3 Flower St ESSENDON 3040	\$475,000	14/04/2025
2	2/76 Albion St ESSENDON 3040	\$550,000	29/05/2025
3	1/12 Fletcher St ESSENDON 3040	\$470,000	29/05/2025

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 six months.~~

This Statement of Information was prepared on:

11/07/2025 09:20

3/23 Fletcher Street, Essendon Vic 3040



Christian Ianchello
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2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$520,000

Median Unit Price
Year ending June 2025: \$548,750

Comparable Properties

7/3 Flower St ESSENDON 3040 (REI)

Agent Comments

2 1 1

Price: \$475,000
Method:
Date: 14/04/2025
Property Type: Apartment



2/76 Albion St ESSENDON 3040 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 29/05/2025
Property Type: Apartment



1/12 Fletcher St ESSENDON 3040 (REI)

Agent Comments

2 1 1

Price: \$470,000
Method: Private Sale
Date: 29/05/2025
Property Type: Unit

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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