

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

7B WARNER STREET ESSENDON VIC 3040

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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2024

to

31 Jul 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

17B KERFERD STREET ESSENDON NORTH VIC 3041	\$791,000	03-May-25
2/9 BALMORAL STREET ESSENDON VIC 3040	\$807,000	09-May-25
1/35 BUCKLEY STREET MOONEE PONDS VIC 3039	\$850,000	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: 05 August 2025



**17B KERFERD STREET ESSENDON
NORTH VIC 3041**

Sold Price

\$791,000

Sold Date **03-May-25**

 2  1  1

Distance **0.58km**



**2/9 BALMORAL STREET
ESSENDON VIC 3040**

Sold Price

\$807,000

Sold Date **09-May-25**

 2  1  1

Distance **0.77km**



**1/35 BUCKLEY STREET MOONEE
PONDS VIC 3039**

Sold Price

\$850,000

Sold Date **16-Apr-25**

 2  1  1

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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