

## 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

18/60 KEILOR ROAD ESSENDON NORTH VIC 3041

### Indicative selling price

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

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

G14/2 GILLIES STREET ESSENDON NORTH VIC 3041	\$337,500	15-Mar-25
310/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$347,500	03-Mar-25
221/2 GILLIES STREET ESSENDON NORTH VIC 3041	\$338,000	15-Feb-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: 30 June 2025



**614/2 GILLIES STREET ESSENDON  
NORTH VIC 3041**

 1  1  1

Sold Price

**\$337,500**

Sold Date

**15-Mar-25**

Distance

**0.3km**



**310/110 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

 1  1  1

Sold Price

**\$347,500**

Sold Date

**03-Mar-25**

Distance

**0.3km**



**221/2 GILLIES STREET ESSENDON  
NORTH VIC 3041**

 1  1  1

Sold Price

**\$338,000**

Sold Date

**15-Feb-25**

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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