

202/16 Leake Street, Essendon Vic 3040



2 Bed 1 Bath 1 Car

Property Type:

Indicative Selling Price

\$399,000

Median House Price

Year ending March 2025: \$559,000

Comparable Properties



304/1050 Mt Alexander Road, ESSENDON 3040 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$400,000

Method: Private Sale

Date: 10/04/2024

Property Type: Apartment

Agent Comments: Modern 2 Bedroom. Comparable accommodation.



103/76 Keilor Road, Essendon North 3041 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$380,000

Method: Sale

Date: 31/03/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Modern style building with comparable accommodation.



101/1c Berry St ESSENDON NORTH 3041 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$400,000

Method: Private Sale

Date: 30/01/2025

Property Type: Apartment

Agent Comments: Comparable accommodation in smaller apartment complex.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

202/16 Leake Street, Essendon Vic 3040

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$559,000

Unit

x

Suburb

Essendon

Period - From

01/04/2024

to

31/03/2025

Source

REIV

Comparable property sales

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
304/1050 Mt Alexander Road, ESSENDON 3040	\$400,000	10/04/2025
103/76 Keilor Road, ESSENDON NORTH 3041	\$380,000	31/03/2025
101/1c Berry Street, ESSENDON NORTH 3041	\$400,000	30/01/2025

This Statement of Information was prepared on:

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