

# 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

2/143 Bradshaw 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)

Single price

\$785,000

### 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	1/28 Gilbertson St ESSENDON 3040	\$805,000	31/05/2025
2	2/9 Balmoral St ESSENDON 3040	\$807,000	09/05/2025
3	3/143 Bradshaw St ESSENDON 3040	\$785,000	20/03/2025

**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:

16/07/2025 11:46



**Rooms:** 4

**Property Type:** Unit

**Agent Comments**

Villa unit offering 2 bed, 1 bath, 1 car in a boutique block of 3.

## Comparable Properties



**1/28 Gilbertson St ESSENDON 3040 (REI)**



**Price:** \$805,000

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** Unit

**Agent Comments**

Same vintage with street frontage.



**2/9 Balmoral St ESSENDON 3040 (REI/VG)**



**Price:** \$807,000

**Method:** Private Sale

**Date:** 09/05/2025

**Property Type:** Villa

**Agent Comments**

Renovated in a block of 4.



**3/143 Bradshaw St ESSENDON 3040 (REI/VG)**



**Price:** \$785,000

**Method:** Sold Before Auction

**Date:** 20/03/2025

**Property Type:** Villa

**Agent Comments**

Located in the same complex. Best comparable sale.