## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

on Vic 3040

#### Indicative selling price

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

Single price \$785,000

### Median sale price

Median price \$5	548,750	Pro	perty Type	Unit		Suburb	Essendon
Period - From 01	1/07/2024 to	:o [	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

Add	dress 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 comparableproperties 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





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> **Indicative Selling Price** \$785,000 **Median Unit Price**

Year ending June 2025: \$548,750



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)

2

Price: \$807,000 Method: Private Sale Date: 09/05/2025 Property Type: Villa

**Agent Comments** 

Renovated in a block of 4.





Price: \$785,000

Method: Sold Before Auction

Date: 20/03/2025 Property Type: Villa Agent Comments

Located in the same complex. Best comparable sale.

Account - Jellis Craig | P: 03 9379 2000





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