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		6/23 Daisy Street, Essendon Vic 3040								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price \$495,000										
Median sale price										
Median price \$548,75			0	Pro	operty Type Unit			Suburb	Essendon	
Perio	od - From	01/07/20	024	to	30/06/2025	So	ource	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								Pı	rice	Date of sale
1	6/7 Willow St ESSENDON 3040								30,000	24/06/2025
2	4/183 Napier St ESSENDON 3040								510,000	12/05/2025
3	5/7 Daisy St ESSENDON 3040								530,000	18/04/2025
OR										

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:

09/07/2025 09:19



B*











Rooms: 3 Property Type: Flat Agent Comments

Indicative Selling Price \$495,000 **Median Unit Price** Year ending June 2025: \$548,750

Comparable Properties



6/7 Willow St ESSENDON 3040 (REI)

2





Agent Comments

Price: \$530.000 Method: Private Sale Date: 24/06/2025

Property Type: Apartment



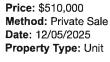
4/183 Napier St ESSENDON 3040 (REI)

2





Agent Comments





5/7 Daisy St ESSENDON 3040 (REI/VG)







Agent Comments

Price: \$530,000 Method: Private Sale Date: 18/04/2025

Property Type: Apartment

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





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