

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 \$548,750 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	6/7 Willow St ESSENDON 3040	\$530,000	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

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: 09/07/2025 09:19



 2  1  1

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)

Agent Comments

 2  1  1

Price: \$530,000
Method: Private Sale
Date: 24/06/2025
Property Type: Apartment



4/183 Napier St ESSENDON 3040 (REI)

Agent Comments

 2  1  1

Price: \$510,000
Method: Private Sale
Date: 12/05/2025
Property Type: Unit



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

Agent Comments

 2  1  1

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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