

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

108/294 KEILOR ROAD ESSENDON NORTH VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

1/12 FLETCHER STREET ESSENDON VIC 3040	\$470,000	29-May-25
403/16 LEAKE STREET ESSENDON VIC 3040	-	22-Nov-24
3/4 BALMORAL STREET ESSENDON VIC 3040	\$455,000	23-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 04 July 2025



1/12 FLETCHER STREET ESSENDON Sold Price
VIC 3040

^{RS} **\$470,000** Sold Date **29-May-25**

2 1 1

Distance **3.24km**



403/16 LEAKE STREET ESSENDON Sold Price
VIC 3040

- Sold Date **22-Nov-24**

4 1 1

Distance **1.61km**



3/4 BALMORAL STREET
ESSENDON VIC 3040

Sold Price **\$455,000** Sold Date **23-Apr-25**

2 1 1

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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