Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address | 168 Napier Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$2,595,000						
Median sale pri	ce						

Median price	\$1,660,000	Pro	operty Type	House		Suburb	Essendon
Period - From	08/07/2024	to	07/07/2025		Sour	rce Property	/ Data

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.

Add	dress of comparable property	Price	Date of sale
1	3 Head St STRATHMORE 3041	\$2,560,000	24/05/2025
2	7a Tweedside St ESSENDON 3040	\$2,540,000	17/05/2025
3	51 Roberts St ESSENDON 3040	\$2,560,000	12/04/2025

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:

08/07/2025 08:45



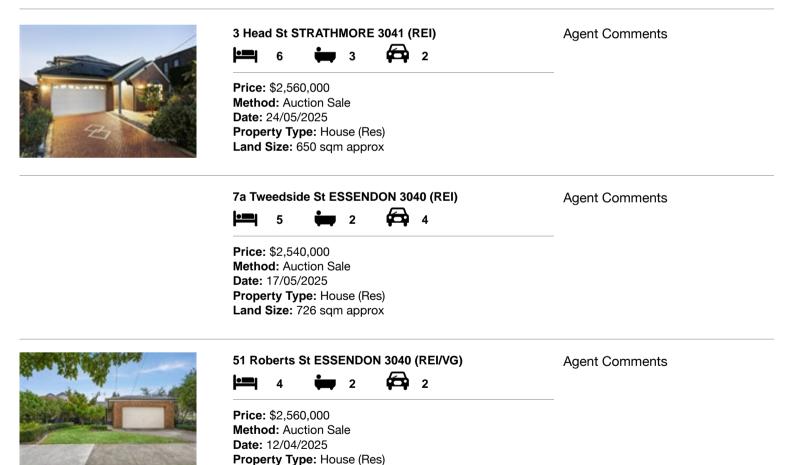






Property Type: House Land Size: 688 sqm approx Agent Comments Indicative Selling Price \$2,595,000 Median House Price 08/07/2024 - 07/07/2025: \$1,660,000

Comparable Properties



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

Land Size: 815 sqm approx



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