

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

98C NAPIER STREET ESSENDON VIC 3040

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

\$920,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Essendon

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

4/2 MANTELL STREET MOONEE PONDS VIC 3039	\$935,000	29-Oct-24
49 ALBION STREET ESSENDON VIC 3040	\$945,000	12-Apr-25
20 FLORENCE STREET ESSENDON VIC 3040	\$1,080,000	14-Jun-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.~~

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**4/2 MANTELL STREET MOONEE
PONDS VIC 3039**

 2  1  2

Sold Price **\$935,000** Sold Date **29-Oct-24**

Distance **1.73km**



**49 ALBION STREET ESSENDON
VIC 3040**

 3  2  1

Sold Price **\$945,000** Sold Date **12-Apr-25**

Distance **1.49km**



**20 FLORENCE STREET ESSENDON
VIC 3040**

 3  2  2

Sold Price ^{RS} **\$1,080,000** Sold Date **14-Jun-25**

Distance **0.86km**

RS = Recent sale **UN** = Undisclosed Sale

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