

## 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

102/76 KEILOR ROAD ESSENDON NORTH VIC 3041

### Indicative selling price

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

Single Price

or range  
between

\$385,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$385,500

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

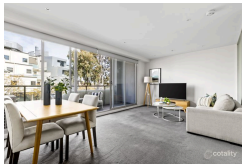
Date of sale

105/76 KEILOR ROAD ESSENDON NORTH VIC 3041	\$414,000	08-May-25
26/60 KEILOR ROAD ESSENDON NORTH VIC 3041	\$412,000	27-May-25
201/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$410,000	07-May-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: 16 July 2025



**105/76 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

 2  2  1

Sold Price

**\$414,000**

Sold Date **08-May-25**

Distance

**0km**



**26/60 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

 2  1  1

Sold Price

**\$412,000**

Sold Date **27-May-25**

Distance

**0.14km**



**201/1005 MT ALEXANDER ROAD  
ESSENDON VIC 3040**

 2  1  1

Sold Price

**\$410,000**

Sold Date **07-May-25**

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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