## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

	35 Deakin Street, Essendon Vic 3040
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,700,0	00 &	\$2,950,000
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### Median sale price

Median price	\$1,700,000	Pro	perty Type	House		Suburb	Essendon
Period - From	01/04/2025	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

Add	dress of comparable property	Price	Date of sale
1	22 Emerald St ESSENDON WEST 3040	\$2,735,000	04/06/2025
2	42 King St ESSENDON 3040	\$3,225,000	29/04/2025
3	10a Graves St ESSENDON 3040	\$2,765,000	27/03/2025

#### OR

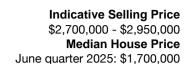
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/07/2025 08:32



#### WHITEFOX

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Property Type: House (Res) **Agent Comments** 

# Comparable Properties



22 Emerald St ESSENDON WEST 3040 (REI)



Price: \$2,735,000 Method: Private Sale Date: 04/06/2025

Property Type: House

42 King St ESSENDON 3040 (REI/VG)





Price: \$3,225,000

Method: Sold Before Auction

Date: 29/04/2025

Property Type: House (Res) Land Size: 435 sqm approx

Agent Comments

**Agent Comments** 





Price: \$2,765,000 Method: Sale Date: 27/03/2025

Property Type: House (Res) Land Size: 429 sqm approx

**Agent Comments** 

Account - Whitefox Real Estate | P: 96459699



