

# 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

7/22 Fletcher Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$820,000

### Median sale price

Median price \$1,700,000 Property 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	Price	Date of sale
1	2/36 Evans St MOONEE PONDS 3039	\$800,000	05/07/2025
2	5/57 Buckley St MOONEE PONDS 3039	\$753,000	21/06/2025
3	29/63 Buckley St MOONEE PONDS 3039	\$756,000	29/05/2025

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 12:00



**Property Type:** Townhouse

**Agent Comments**

3 bed, 2 bath, 1 car townhouse within a complex

## Comparable Properties



**2/36 Evans St MOONEE PONDS 3039 (REI)**



**Price:** \$800,000

**Method:** Auction Sale

**Date:** 05/07/2025

**Property Type:** Townhouse (Res)

**Agent Comments**

Similar condition, one less bedroom, within a complex, close proximity, neighbouring suburb



**5/57 Buckley St MOONEE PONDS 3039 (REI)**



**Price:** \$753,000

**Method:** Auction Sale

**Date:** 21/06/2025

**Property Type:** Unit

**Agent Comments**

Similar condition, one less bedroom, within a complex, close proximity, neighbouring suburb



**29/63 Buckley St MOONEE PONDS 3039 (REI)**



**Price:** \$756,000

**Method:** Private Sale

**Date:** 29/05/2025

**Property Type:** Townhouse (Single)

**Agent Comments**

Newer condition, larger complex, additional bathroom, reverse living