

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

103/64 KEILOR ROAD ESSENDON NORTH VIC 3041

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

\$410,000

&

\$450,000

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

Cotality

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

26/60 KEILOR ROAD ESSENDON NORTH VIC 3041	\$412,000	27-May-25
107/973 MT ALEXANDER ROAD ESSENDON VIC 3040	\$425,000	22-May-25
4/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	\$450,000	27-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.~~

This Statement of Information was prepared on: 25 July 2025



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

 2  1  1

Sold Price

\$412,000

Sold Date **27-May-25**

Distance **0.04km**



**107/973 MT ALEXANDER ROAD
ESSENDON VIC 3040**

 2  1  1

Sold Price

\$425,000

Sold Date **22-May-25**

Distance **0.88km**



**4/1044-1046 MT ALEXANDER
ROAD ESSENDON VIC 3040**

 2  1  1

Sold Price

^{RS} **\$450,000**

Sold Date **27-Jun-25**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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