

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

9/2A CAMERON ROAD 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2024

to

31 May 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

1/82 GLASS STREET ESSENDON VIC 3040	\$790,000	08-Apr-25
13/213 BUCKLEY STREET ESSENDON VIC 3040	\$751,500	22-May-25
18/32 NAPIER STREET ESSENDON VIC 3040	\$705,000	07-Feb-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: 18 June 2025



**1/82 GLASS STREET ESSENDON
VIC 3040**

 3  1  1

Sold Price

\$790,000

Sold Date **08-Apr-25**

Distance

1km



**13/213 BUCKLEY STREET
ESSENDON VIC 3040**

 3  2  1

Sold Price

^{RS} **\$751,500**

Sold Date **22-May-25**

Distance

1.96km



**18/32 NAPIER STREET ESSENDON
VIC 3040**

 3  2  2

Sold Price

\$705,000

Sold Date **07-Feb-25**

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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