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	

Indicative selling price

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

Range between	\$370,000	&	\$395,000
	l .		

Median sale price

Median price	\$559,000	Pro	perty Type	Jnit		Suburb	Essendon
Period - From	01/04/2024	to	31/03/2025		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	4/28 Warner St ESSENDON 3040	\$380,000	19/04/2025
2	6/209 Napier St ESSENDON 3040	\$385,000	26/03/2025
3	102/16 Leake St ESSENDON 3040	\$366,000	21/03/2025

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:	27/06/2025 09:42





Tom Donnellev 9379 2000 0468 437 258 tomdonnelley@jelliscraig.com.au

Indicative Selling Price \$370,000 - \$395,000 **Median Unit Price**

Year ending March 2025: \$559,000

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

2 bedroom apartment within walking distance to Strathmore train station.

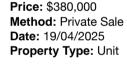
Comparable Properties



4/28 Warner St ESSENDON 3040 (REI)

Agent Comments

Similar style property offering comparable accommodation.





6/209 Napier St ESSENDON 3040 (REI)

2

Agent Comments

Ground floor apartment, offering comparable accommodation.

Price: \$385,000 Method: Private Sale Date: 26/03/2025

Property Type: Apartment

102/16 Leake St ESSENDON 3040 (REI/VG)

Price: \$366,000 Method: Private Sale Date: 21/03/2025

Property Type: Apartment

Agent Comments

Modern apartment offering comparable accommodation.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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