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	$580,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$581,500	Property type	Unit	Suburb	Essendon
Period-from	01 Oct 2024	to	30 Sep 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
2/2A CAMERON ROAD ESSENDON VIC 3040	$685,000	01-Sep-25
2/12 BALMORAL STREET ESSENDON VIC 3040	$580,000	11-Jun-25
1/5 MITCHELL PARADE PASCOE VALE SOUTH VIC 3044	$650,000	11-Oct-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: 14 October 2025

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2/2A CAMERON ROAD ESSENDON VIC 3040

3 1 1

Sold Price **$685,000** Sold Date **01-Sep-25**

Distance **0km**



2/12 BALMORAL STREET ESSENDON VIC 3040

2 2 1

Sold Price **$580,000** Sold Date **11-Jun-25**

Distance **1.78km**



1/5 MITCHELL PARADE PASCOE VALE SOUTH VIC 3044

2 1 1

Sold Price RS **$650,000** Sold Date **11-Oct-25**

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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