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	28 Collins Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,800,000 Property Type House Suburb Essendon

Period - From 01/07/2023 to 30/06/2024 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	15 Collins St ESSENDON 3040	$1,606,000	31/08/2024
2	19 Waverley St ESSENDON 3040	$1,610,000	12/06/2024
3	41 Miller St ESSENDON 3040	$1,765,000	25/05/2024

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: 26/09/2024 12:29

28 Collins Street, Essendon Vic 3040

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4 1 2

Property Type: House

Agent Comments

Renovated Victorian style cottage.

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
Year ending June 2024: $1,800,000

Comparable Properties



15 Collins St ESSENDON 3040 (REI)

4 2 2

Price: $1,606,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)

Agent Comments

This is a larger home but on a smaller block size.



19 Waverley St ESSENDON 3040 (REI/VG)

4 2 3

Price: $1,610,000
Method: Private Sale
Date: 12/06/2024
Property Type: House (Res)
Land Size: 656 sqm approx

Agent Comments

Inferior as on a main Rd - similar land size & accommodation



41 Miller St ESSENDON 3040 (REI/VG)

3 1 2

Price: $1,765,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 442 sqm approx

Agent Comments

While this was only a three bedroom it was in a superior location.

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