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	5 Keam Street, Essendon North Vic 3041

Indicative selling price

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

Single price $1,650,000

Median sale price

Median price $1,305,000 Property Type House Suburb Essendon North

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	Price	Date of sale
1	54 Kernan St STRATHMORE 3041	$1,555,000	17/03/2025
2	86a Price St ESSENDON 3040	$1,635,000	21/02/2025
3	148A Lebanon St STRATHMORE 3041	$1,600,000	19/02/2025

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: 30/06/2025 08:55

5 Keam Street, Essendon North Vic 3041

Lara Harris
0433 211 268
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3 2 2

Property Type: House (Res)

Agent Comments

1 year old side by side

Indicative Selling Price
$1,650,000
Median House Price
Year ending March 2025: $1,305,000

Comparable Properties



54 Kernan St STRATHMORE 3041 (REI/VG)

4 2 3

Price: $1,555,000
Method: Private Sale
Date: 17/03/2025
Property Type: House
Land Size: 332 sqm approx

Agent Comments

One more bedroom, older style townhouse, in neighbouring suburb.



86a Price St ESSENDON 3040 (REI/VG)

4 3 3

Price: $1,635,000
Method: Private Sale
Date: 21/02/2025
Property Type: House
Land Size: 266 sqm approx

Agent Comments

One more bedroom, older side by side, neighbouring suburb.



148A Lebanon St STRATHMORE 3041 (REI/VG)

5 3 2

Price: $1,600,000
Method: Private Sale
Date: 19/02/2025
Property Type: House
Land Size: 540 sqm approx

Agent Comments

More accommodation, not as more and new, neighbouring suburb

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