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	10/48 SCOTT STREET 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	$285,000	&	$305,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$587,500	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
9/133 PARK STREET MOONEE PONDS VIC 3039	$305,000	14-Jul-25
8/39 ST KINNORD STREET ABERFELDIE VIC 3040	$308,000	02-Jun-25
7/35 NEWSTEAD STREET MARIBYRNONG VIC 3032	$280,000	12-Sep-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: 01 October 2025

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9/133 PARK STREET MOONEE PONDS VIC 3039

1 1 1

Sold Price **$305,000** Sold Date **14-Jul-25**

Distance **0.14km**

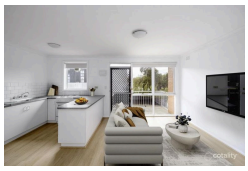


8/39 ST KINNORD STREET ABERFELDIE VIC 3040

1 1 1

Sold Price **$308,000** Sold Date **02-Jun-25**

Distance **0.41km**



7/35 NEWSTEAD STREET MARIBYRNONG VIC 3032

1 1 1

Sold Price RS **$280,000** Sold Date **12-Sep-25**

Distance **1.13km**

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

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