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	4/33 WARNER 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	$290,000	&	$310,000

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
15/96 GLASS STREET ESSENDON VIC 3040	$295,000	15-Jul-25
14/13 WINIFRED STREET ESSENDON VIC 3040	$315,000	05-Sep-25
3/137A WOODLAND STREET ESSENDON VIC 3040	$317,500	04-Jun-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: 23 October 2025

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15/96 GLASS STREET ESSENDON VIC 3040

1 1 1

Sold Price **$295,000** Sold Date **15-Jul-25**

Distance **0.26km**



14/13 WINIFRED STREET ESSENDON VIC 3040

1 1 1

Sold Price **$315,000** Sold Date **05-Sep-25**

Distance **0.16km**



3/137A WOODLAND STREET ESSENDON VIC 3040

1 1 1

Sold Price **$317,500** Sold Date **04-Jun-25**

Distance **0.16km**

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

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