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	5/8 LINCOLN 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	$830,000	&	$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Essendon
Period-from	01 Dec 2024	to	30 Nov 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
1/6 RIVERVIEW ROAD ESSENDON VIC 3040	$888,000	02-Aug-25
1/3 MARCO POLO STREET ESSENDON VIC 3040	$855,000	19-Aug-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 December 2025

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1/6 RIVERVIEW ROAD ESSENDON VIC 3040

2 1 1

Sold Price **$888,000** Sold Date **02-Aug-25**

Distance **0.61km**



1/3 MARCO POLO STREET ESSENDON VIC 3040

2 1 -

Sold Price **$855,000** Sold Date **19-Aug-25**

Distance **0.97km**

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

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