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	4/3 BALLATER 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	$550,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$602,500	Property type	Unit	Suburb	Essendon
Period-from	01 Jan 2025	to	31 Dec 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
6/3 BALLATER STREET ESSENDON VIC 3040	$550,000	13-Sep-25
4/8 BRAEMAR STREET ESSENDON VIC 3040	$545,000	16-Oct-25
4/67 LINCOLN ROAD ESSENDON VIC 3040	$575,000	30-Oct-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.~~

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6/3 BALLATER STREET ESSENDON VIC 3040
2 1 1
Sold Price **$550,000** Sold Date **13-Sep-25**
Distance **0km**



4/8 BRAEMAR STREET ESSENDON VIC 3040
2 1 1
Sold Price **$545,000** Sold Date **16-Oct-25**
Distance **0.35km**



4/67 LINCOLN ROAD ESSENDON VIC 3040
2 1 1
Sold Price **$575,000** Sold Date **30-Oct-25**
Distance **0.36km**

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

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