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	504/19 RUSSELL 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	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Essendon
Period-from	01 Feb 2025	to	31 Jan 2026	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
215/87-89 RALEIGH STREET ESSENDON VIC 3040	$565,000	19-Nov-25
5/67 LINCOLN ROAD ESSENDON VIC 3040	$555,000	18-Dec-25
6/3 BALLATER STREET ESSENDON VIC 3040	$550,000	13-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: 16 February 2026

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215/87-89 RALEIGH STREET ESSENDON VIC 3040

2 2 1

Sold Price **$565,000** Sold Date **19-Nov-25**

Distance **0.35km**



5/67 LINCOLN ROAD ESSENDON VIC 3040

2 1 1

Sold Price **$555,000** Sold Date **18-Dec-25**

Distance **0.98km**



6/3 BALLATER STREET ESSENDON VIC 3040

2 1 1

Sold Price **$550,000** Sold Date **13-Sep-25**

Distance **1.28km**

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

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