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	3/1 FULLER 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	$460,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,708,000	Property type	House	Suburb	Essendon
Period-from	01 Apr 2025	to	31 Mar 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
14/44 FLETCHER STREET ESSENDON VIC 3040	$493,500	21-Oct-25
6/19 FLETCHER STREET ESSENDON VIC 3040	$470,000	19-Oct-25
2/11 ST KINNORD STREET ABERFELDIE VIC 3040	$486,000	05-Mar-26

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: 15 April 2026

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14/44 FLETCHER STREET ESSENDON VIC 3040

2 1 1

Sold Price **$493,500** Sold Date **21-Oct-25**

Distance **1.36km**



6/19 FLETCHER STREET ESSENDON VIC 3040

2 1 1

Sold Price **$470,000** Sold Date **19-Oct-25**

Distance **1.56km**



2/11 ST KINNORD STREET ABERFELDIE VIC 3040

2 1 1

Sold Price RS **$486,000** UN Sold Date **05-Mar-26**

Distance **1.65km**

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

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