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	2/15 BALMORAL 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	$900,000	&	$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,810,000	Property type	House	Suburb	Essendon
Period-from	01 Jun 2025	to	31 May 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
4/110 BRADSHAW STREET ESSENDON VIC 3040	$980,000	01-May-26
173 OGILVIE STREET ESSENDON VIC 3040	$950,000	19-Mar-26
3/139 BRADSHAW STREET ESSENDON VIC 3040	$960,000	16-May-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: 19 June 2026

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4/110 BRADSHAW STREET ESSENDON VIC 3040

3 1 2

Sold Price RS $980,000 Sold Date 01-May-26

Distance 1.42km



173 OGILVIE STREET ESSENDON VIC 3040

3 1 2

Sold Price $950,000 Sold Date 19-Mar-26

Distance 1.55km



3/139 BRADSHAW STREET ESSENDON VIC 3040

3 1 1

Sold Price RS $960,000 Sold Date 16-May-26

Distance 1.3km

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

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