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	6/13 ROYAL AVENUE ESSENDON NORTH VIC 3041

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	$680,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$413,500	Property type	Unit	Suburb	Essendon North
Period-from	01 Aug 2025	to	31 Jul 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
5/17 ROYAL AVENUE ESSENDON NORTH VIC 3041	$630,000	31-Jul-26
4/29 ROYAL AVENUE ESSENDON NORTH VIC 3041	$690,000	21-Dec-25
4/9 MCCULLOCH STREET ESSENDON NORTH VIC 3041	$705,000	10-Apr-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: 04 August 2026

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5/17 ROYAL AVENUE ESSENDON NORTH VIC 3041

2 2 1

Sold Price RS **$630,000** UN

Sold Date **31-Jul-26**

Distance **0.05km**



4/29 ROYAL AVENUE ESSENDON NORTH VIC 3041

2 1 1

Sold Price **$690,000**

Sold Date **21-Dec-25**

Distance **0.16km**



4/9 MCCULLOCH STREET ESSENDON NORTH VIC 3041

2 1 1

Sold Price **$705,000**

Sold Date **10-Apr-25**

Distance **0.21km**

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

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