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	205/222 Buckley Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $530,000 & $580,000

Median sale price

Median price $598,800 Property Type Unit Suburb Essendon

Period - From 01/04/2026 to 30/06/2026 Source REIV

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 six 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
1	206/222 Buckley St ESSENDON 3040	$530,000	14/07/2026
2	313/1050 Mt Alexander Rd ESSENDON 3040	$545,000	02/05/2026
3	7/213 Buckley St ESSENDON 3040	$530,000	22/04/2026

OR

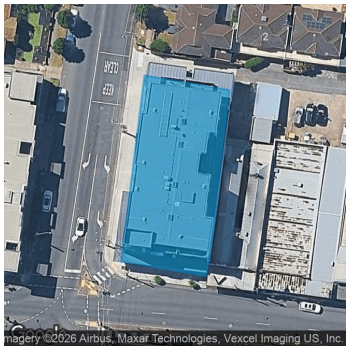
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 28/07/2026 15:13

205/222 Buckley Street, Essendon Vic 3040

JellisCraig

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2 2 1

Property Type: Apartment

Indicative Selling Price
$530,000 - $580,000
Median Unit Price
June quarter 2026: $598,800

Agent Comments

Stylish 2 Bedroom apartment in the heart of Essendon. Building built 2019. Internal size 71sqm. Floorboards in lounge / dining room, carpet in bedrooms. 1x balcony.

Comparable Properties

206/222 Buckley St ESSENDON 3040 (REI)

2 2 1

Price: $530,000
Method:
Date: 14/07/2026
Property Type: Apartment

Agent Comments

Located in same building and is located next door. Mirror image of 205/222. Building built 2019. Internal size 71 sqm. Stylish 2 Bedroom apartment in the heart of Essendon. Floorboards in lounge / dining room, carpet in bedrooms. Excellent comparable.



313/1050 Mt Alexander Rd ESSENDON 3040 (REI/VG)

2 2 1

Price: $545,000
Method: Private Sale
Date: 02/05/2026
Rooms: 5
Property Type: Apartment

Agent Comments

Stylish 2 Bedroom apartment. Same config. 0.95 km distance away. Building built 2018, only 1 year older. Internal size 67sqm. External 10.4sqm. Overall 77.5sqm, so slightly larger in size. 2x small balcony's. Unusual curved shape. Floorboards in lounge / dining room, carpet



7/213 Buckley St ESSENDON 3040 (REI/VG)

2 2 1

Price: $530,000
Method: Private Sale
Date: 22/04/2026
Rooms: 3
Property Type: Apartment

Agent Comments

Building complex located directly across the road. Same config. Building built 2008, so 10 years older. Overall size 87 sqm, so larger in size. Slightly outdated but still stylish 2 Bedroom apartment in the heart of Essendon. 2x balcony's. Carpeted through-out.

REIV THE DIFFERENCE | propertydata.com.au

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