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<br>Including suburb and postcode | 5/7 Daisy Street, Essendon Vic 3040 |

## Indicative selling price

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

Range between $500,000 & $540,000

## Median sale price

Median price $575,000 Property Type Unit Suburb Essendon

Period - From 01/07/2025 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 | 22/715-717 Mt Alexander Rd MOONEE PONDS 3039 | $560,000 | 08/09/2026 |
| 2 | 1/2 Balmoral St ESSENDON 3040 | $550,000 | 11/08/2026 |
| 3 | 3/6 Edward St ESSENDON 3040 | $505,000 | 15/06/2026 |

**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: 08/10/2026 14:22

# 5/7 Daisy Street, Essendon Vic 3040

Nelson Alexander



2 1 1

**Property Type:** Flat

Agent Comments

**Indicative Selling Price**
$500,000 - $540,000
**Median Unit Price**
Year ending June 2026: $575,000

## Comparable Properties



**22/715-717 Mt Alexander Rd MOONEE PONDS 3039 (REI)**

2 2 1

**Price:** $560,000
**Method:** Private Sale
**Date:** 08/09/2026
**Rooms:** 4
**Property Type:** Unit

Agent Comments



**1/2 Balmoral St ESSENDON 3040 (REI)**

2 1 1

**Price:** $550,000
**Method:** Private Sale
**Date:** 11/08/2026
**Property Type:** Unit

Agent Comments



**3/6 Edward St ESSENDON 3040 (REI)**

2 1 1

**Price:** $505,000
**Method:** Private Sale
**Date:** 15/06/2026
**Property Type:** Flat

Agent Comments

**Account** - Nelson Alexander | P: 03 9379 1313 | F: 03 9379 2344

REIV THE DIFFERENCE | propertydata.com.au

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