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	10/28 Flower Street, Essendon Vic 3040

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,691,000 Property Type House Suburb Essendon

Period - From 01/01/2024 to 31/03/2024 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	5/572 Moreland Rd BRUNSWICK WEST 3055	$1,150,000	27/04/2024
2	137a Roberts St ESSENDON 3040	$1,150,000	17/02/2024
3	9/2 Lamb St MOONEE PONDS 3039	$1,035,000	08/01/2024

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: 13/05/2024 16:09

10/28 Flower Street, Essendon Vic 3040

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3 2 2

Property Type: Townhouse

Agent Comments

Modern and High Spec Townhouse with blue ribbon location with a Tandem garage.

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
March quarter 2024: $1,691,000

Comparable Properties



5/572 Moreland Rd BRUNSWICK WEST 3055 (REI)

3 3 2

Price: $1,150,000
Method: Private Sale
Date: 27/04/2024
Property Type: Townhouse (Single)

Agent Comments

Additional bathroom, neighbouring suburb, double story, not in a complex, larger area. Bigger courtyard.



137a Roberts St ESSENDON 3040 (REI/VG)

3 2 1

Price: $1,150,000
Method: Auction Sale
Date: 17/02/2024
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 179 sqm approx

Agent Comments

One less car space, double storey, updated, neighbouring suburb.



9/2 Lamb St MOONEE PONDS 3039 (REI/VG)

3 2 2

Price: $1,035,000
Method: Private Sale
Date: 08/01/2024
Property Type: Townhouse (Res)

Agent Comments

Same accommodation, similar condition however older build, no back yard area, same proximity.

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