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	2/26 Ballater Street, Essendon Vic 3040

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $550,000 Property Type Unit Suburb Essendon

Period - From 01/01/2024 to 31/12/2024 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	2/35 Warner St ESSENDON 3040	$640,000	17/02/2025
2	8/11 Willow St ESSENDON 3040	$755,000	04/12/2024
3	3/32 Gilbertson St ESSENDON 3040	$715,000	01/12/2024

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: 21/02/2025 14:57

2/26 Ballater Street, Essendon Vic 3040

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2 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Villa2 Bedroom 1 Bathroom 1 Car

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
Year ending December 2024: $550,000

Comparable Properties



2/35 Warner St ESSENDON 3040 (REI)

2 1 2

Price: $640,000
Method: Private Sale
Date: 17/02/2025
Property Type: Villa

Agent Comments



8/11 Willow St ESSENDON 3040 (REI)

2 1 1

Price: $755,000
Method: Auction Sale
Date: 04/12/2024
Property Type: Unit

Agent Comments



3/32 Gilbertson St ESSENDON 3040 (REI/VG)

2 1 1

Price: $715,000
Method: Private Sale
Date: 01/12/2024
Property Type: Villa

Agent Comments

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