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	1/6 Schofield Street, Essendon Vic 3040

Indicative selling price

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

Range between $750,000 & $800,000

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	4/115 Spencer St ESSENDON 3040	$806,000	22/02/2025
2	7/143 Napier St ESSENDON 3040	$715,000	30/01/2025
3	2/77 Tennyson St ESSENDON 3040	$769,000	06/12/2024

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.~~

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1/6 Schofield Street, Essendon Vic 3040

Kieran Moloney
8378 0500
0400 634 565
kieranmoloney@jelliscraig.com.au



2 1 1

Rooms: 4
Property Type: Villa Unit

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
Year ending December 2024: $550,000

Agent Comments

Front villa unit offering 2 bed, 1 bath, 1 car and a huge courtyard in a blue chip location.

Comparable Properties



4/115 Spencer St ESSENDON 3040 (REI)

2 1 2

Price: $806,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit
Land Size: 219 sqm approx

Agent Comments

Similar size with no units behind.



7/143 Napier St ESSENDON 3040 (REI)

2 1 1

Price: $715,000
Method: Sold Before Auction
Date: 30/01/2025
Property Type: Unit

Agent Comments

Same accommodation on a busier street.



2/77 Tennyson St ESSENDON 3040 (REI/VG)

2 1 1

Price: $769,000
Method: Sold Before Auction
Date: 06/12/2024
Property Type: Villa

Agent Comments

Same accommodation without street frontage.

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