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	2a Prince Street, Essendon North Vic 3041

Indicative selling price

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

Range between $950,000 & $990,000

Median sale price

Median price $1,400,000 Property Type House Suburb Essendon North

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	2/157 Bradshaw St ESSENDON 3040	$931,000	07/12/2024
2	1/4 Hutchison St NIDDRIE 3042	$971,000	30/11/2024
3	61b Garnet St NIDDRIE 3042	$996,500	20/11/2024

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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2a Prince Street, Essendon North Vic 3041

Tom Donnelley
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3 2 2

Property Type: Townhouse

Agent Comments

Stand alone townhouse.

Indicative Selling Price
$950,000 - $990,000
Median House Price
Year ending December 2024: $1,400,000

Comparable Properties



2/157 Bradshaw St ESSENDON 3040 (REI/VG)

3 1 2

Price: $931,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit

Agent Comments

Offering comparable accommodation on a single level.



1/4 Hutchison St NIDDRIE 3042 (REI/VG)

4 2 2

Price: $971,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 239 sqm approx

Agent Comments

Offering more accommodation.



61b Garnet St NIDDRIE 3042 (REI/VG)

3 2 1

Price: $996,500
Method: Auction Sale
Date: 20/11/2024
Property Type: House (Res)
Land Size: 175 sqm approx

Agent Comments

Newer development, offering comparable accommodation.

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