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	16 Clydebank Road, Essendon West Vic 3040

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,438,000 Property Type House Suburb Essendon West

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	7 Janet St KEILOR EAST 3033	$1,125,000	08/02/2025
2	29 George St NIDDRIE 3042	$1,065,000	03/01/2025
3	510 Buckley St KEILOR EAST 3033	$1,165,000	02/10/2024

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: 14/03/2025 13:37

16 Clydebank Road, Essendon West Vic 3040

Lara Harris
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3 3 2

Property Type: House

Agent Comments

Half completed house.

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending December 2024: $1,438,000

Comparable Properties



7 Janet St KEILOR EAST 3033 (REI)

3 1 7

Price: $1,125,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments

Similar location and similar land size. House in better condition.



29 George St NIDDRIE 3042 (REI)

3 1 3

Price: $1,065,000
Method: Private Sale
Date: 03/01/2025
Property Type: House

Agent Comments

Similar location and similar land size



510 Buckley St KEILOR EAST 3033 (REI/VG)

5 3 2

Price: $1,165,000
Method: Private Sale
Date: 02/10/2024
Rooms: 6
Property Type: House (Res)
Land Size: 622 sqm approx

Agent Comments

Similar land size and similar location. House in much better condition

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