

# 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

2/76 Albion Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$540,000

&

\$560,000

### Median sale price

Median price

\$569,444

Property Type

Unit

Suburb

Essendon

Period - From

01/10/2024

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 | 13/16-18 Passfield St BRUNSWICK WEST 3055 | \$600,000 | 05/03/2025   |
| 2 | 6/29 Murray St BRUNSWICK WEST 3055        | \$549,900 | 21/01/2025   |
| 3 | 1/87 Raleigh St ESSENDON 3040             | \$550,000 | 13/01/2025   |

**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:

20/03/2025 08:39



2 1 1

Rooms: 3  
Property Type: Flat  
Agent Comments

Indicative Selling Price  
\$540,000 - \$560,000  
Median Unit Price  
December quarter 2024: \$569,444

## Comparable Properties



13/16-18 Passfield St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$600,000  
Method: Private Sale  
Date: 05/03/2025  
Property Type: Apartment

6/29 Murray St BRUNSWICK WEST 3055 (VG)

Agent Comments

2 - -

Price: \$549,900  
Method: Sale  
Date: 21/01/2025  
Property Type: Strata Unit/Flat

1/87 Raleigh St ESSENDON 3040 (VG)

Agent Comments

2 - -

Price: \$550,000  
Method: Sale  
Date: 13/01/2025  
Property Type: Flat/Unit/Apartment (Res)

Account - Jas Stephens - Yarraville | P: 03 93169000



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