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	4/183 Napier Street, Essendon Vic 3040

Indicative selling price

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

Range between $470,000 & $495,000

Median sale price

Median price $580,000 Property Type Unit Suburb Essendon

Period - From 01/01/2025 to 31/03/2025 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	7/3 Flower St ESSENDON 3040	$475,000	14/04/2025
2	7/160 Napier St ESSENDON 3040	$450,000	11/04/2025
3			

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: 30/04/2025 12:04

4/183 Napier Street, Essendon Vic 3040

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$470,000 - $495,000
Median Unit Price
March quarter 2025: $580,000

Comparable Properties



7/3 Flower St ESSENDON 3040 (REI)

2 1 1

Price: $475,000
Method: Private Sale
Date: 14/04/2025
Property Type: Unit

Agent Comments



7/160 Napier St ESSENDON 3040 (REI)

2 1 1

Price: $450,000
Method: Private Sale
Date: 11/04/2025
Rooms: 3
Property Type: Apartment

Agent Comments

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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