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	4/7 Mcculloch Street, Essendon North Vic 3041

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $380,000 Property Type Unit Suburb Essendon North

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	4/2 Oshannassy St ESSENDON NORTH 3041	$625,000	02/04/2025
2	6/30-32 Hampton Rd ESSENDON WEST 3040	$594,000	21/12/2024
3	6/7 Royal Av ESSENDON NORTH 3041	$570,000	21/11/2024

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.~~

This Statement of Information was prepared on: 06/05/2025 09:36

4/7 Mcculloch Street, Essendon North Vic 3041

Cameron Pritchard
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2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
March quarter 2025: $380,000

Comparable Properties



4/2 Oshannassy St ESSENDON NORTH 3041 (REI)

2 1 1

Price: $625,000
Method: Sold Before Auction
Date: 02/04/2025
Property Type: Unit

Agent Comments

This property seems more spacious internally, It seems a little newer than McCulloch St. Slightly bigger backyard too it seems.



6/30-32 Hampton Rd ESSENDON WEST 3040 (REI)

2 1 1

Price: $594,000
Method: Private Sale
Date: 21/12/2024
Property Type: Villa

Agent Comments

This property seems pretty comparable to McCulloch, slight bigger courtyard though it seems. This one is located in Essendon West (not Essendon North).



6/7 Royal Av ESSENDON NORTH 3041 (VG)

2 - -

Price: $570,000
Method: Sale
Date: 21/11/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

This one is in the same suburb, it seems slightly smaller but similar age to McCulloch St.

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