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	9 STANLEY STREET ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,250,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,720,000	Property type	House	Suburb	Essendon
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

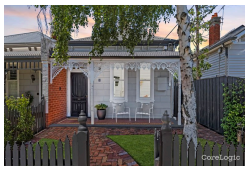
Address of comparable property	Price	Date of sale
32 MACKAY STREET ESSENDON VIC 3040	$1,346,000	01-Mar-25
15 BUTLER STREET ESSENDON VIC 3040	$1,300,000	06-Feb-25

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 6 months.

This Statement of Information was prepared on: 08 May 2025

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32 MACKAY STREET ESSENDON VIC 3040

2 1 1

Sold Price **$1,346,000** Sold Date **01-Mar-25**

Distance **1.12km**



15 BUTLER STREET ESSENDON VIC 3040

2 1 2

Sold Price RS **$1,300,000** UN Sold Date **06-Feb-25**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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