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	2/9 Balmoral Street, Essendon Vic 3040

Indicative selling price

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

Single price $750,000

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	17b Kerferd St ESSENDON NORTH 3041	$791,000	03/05/2025
2	1/6 Schofield St ESSENDON 3040	$735,000	12/04/2025
3	2/26 Ballater St ESSENDON 3040	$743,000	03/04/2025

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: 09/05/2025 11:02

2/9 Balmoral Street, Essendon Vic 3040

Christy Liden
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2 1 1

Property Type: Villa

Agent Comments

2 bed, 1 bath, 1 car villa unit updated internally

Indicative Selling Price
$750,000
Median Unit Price
March quarter 2025: $580,000

Comparable Properties



17b Kerferd St ESSENDON NORTH 3041 (REI)

2 1 1

Price: $791,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Unit

Agent Comments

Neighbouring suburb, same accomodation, original condition, large courtyard



1/6 Schofield St ESSENDON 3040 (REI)

2 1 1

Price: $735,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Villa

Agent Comments

Same accomodation, close proximity, larger, older condition



2/26 Ballater St ESSENDON 3040 (REI)

2 1 1

Price: $743,000
Method: Sold Before Auction
Date: 03/04/2025
Property Type: Unit

Agent Comments

Same accomodation, close proximity, next street, similar size, similar condition, fewer in the block

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