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	4/9 Ardoch Street, Essendon Vic 3040

Indicative selling price

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

Range between $795,000 & $874,500

Median sale price

Median price $559,000 Property Type Unit Suburb Essendon

Period - From 01/04/2024 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	4/12 Morton St ESSENDON 3040	$824,000	14/04/2025
2	2/242 Woodland St STRATHMORE 3041	$875,000	04/04/2025
3	16/82 Richardson St ESSENDON 3040	$800,000	04/12/2024

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: 02/05/2025 13:40

4/9 Ardoch Street, Essendon Vic 3040

Tom Donnelley
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3 1 1

Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Renovated townhouse offering 3 bed, 1 bath & 1 car.

Indicative Selling Price
$795,000 - $874,500
Median Unit Price
Year ending March 2025: $559,000

Comparable Properties



4/12 Morton St ESSENDON 3040 (REI)

2 1 1

Price: $824,000
Method: Private Sale
Date: 14/04/2025
Property Type: Townhouse (Single)

Agent Comments

Newer townhouse with reverse living.



2/242 Woodland St STRATHMORE 3041 (REI)

3 1 1

Price: $875,000
Method: Sold Before Auction
Date: 04/04/2025
Property Type: Townhouse (Res)

Agent Comments

Similar size, age & condition.



16/82 Richardson St ESSENDON 3040 (REI/VG)

3 2 2

Price: $800,000
Method: Private Sale
Date: 04/12/2024
Property Type: Townhouse (Single)

Agent Comments

Newer townhouse with an extra bath & car.

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