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	10/30 Richardson Street, Essendon Vic 3040

Indicative selling price

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

Single price $320,000

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	12/50 Richardson St ESSENDON 3040	$330,000	26/03/2025
2	3/30 Richardson St ESSENDON 3040	$292,500	05/02/2025
3	11/30 Richardson St ESSENDON 3040	$285,000	30/01/2025

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: 01/05/2025 10:05

10/30 Richardson Street, Essendon Vic 3040

Kieran Moloney
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1 1 1

Rooms: 3
Property Type: Apartment

Indicative Selling Price
$320,000
Median Unit Price
Year ending March 2025: $559,000

Agent Comments

Fully renovated top floor apartment offering 1 bed, 1 bath & 1 car in a block of 12.

Comparable Properties



12/50 Richardson St ESSENDON 3040 (REI/VG)

1 1 1

Price: $330,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: Unit

Agent Comments

Same street. Similar size & condition.



3/30 Richardson St ESSENDON 3040 (REI)

1 1 1

Price: $292,500
Method: Private Sale
Date: 05/02/2025
Property Type: Unit

Agent Comments

Same block. Unrenovated & on the ground floor.



11/30 Richardson St ESSENDON 3040 (REI/VG)

1 1 1

Price: $285,000
Method: Private Sale
Date: 30/01/2025
Property Type: Apartment

Agent Comments

Same block. Unrenovated.

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