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	23 Butler Street, Essendon Vic 3040

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

Median price $1,752,500 Property Type House 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	13 Lyon St ESSENDON 3040	$2,375,000	31/05/2025
2	17 Moascar St PASCOE VALE SOUTH 3044	$2,400,000	02/05/2025
3	20 Hutcheson St MOONEE PONDS 3039	$2,620,000	05/04/2025

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: 12/06/2025 15:25

23 Butler Street, Essendon Vic 3040

Lara Harris
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4 4 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
Year ending March 2025: $1,752,500

Comparable Properties



13 Lyon St ESSENDON 3040 (REI)

4 3 2

Price: $2,375,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)

Agent Comments

Brand new, similar accommodation and land size.



17 Moascar St PASCOE VALE SOUTH 3044 (REI)

4 2 2

Price: $2,400,000
Method: Sold Before Auction
Date: 02/05/2025
Property Type: House (Res)

Agent Comments

Similar accommodation, land size, neighbouring suburb



20 Hutcheson St MOONEE PONDS 3039 (REI)

4 2 1

Price: $2,620,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)

Agent Comments

Fully renovated, neighbouring suburb, similar location

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