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	202/87-89 RALEIGH 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	$450,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$617,500	Property type	Unit	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
105/87-89 RALEIGH STREET ESSENDON VIC 3040	$476,000	04-May-25
20/82 RALEIGH STREET ESSENDON VIC 3040	$490,000	16-Dec-24
307/964 MT ALEXANDER ROAD ESSENDON VIC 3040	$460,000	05-Apr-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: 30 May 2025

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105/87-89 RALEIGH STREET ESSENDON VIC 3040

2 1 1

Sold Price RS **$476,000** Sold Date **04-May-25**

Distance **0km**



20/82 RALEIGH STREET ESSENDON VIC 3040

2 1 1

Sold Price **$490,000** Sold Date **16-Dec-24**

Distance **0.08km**



307/964 MT ALEXANDER ROAD ESSENDON VIC 3040

2 1 1

Sold Price **$460,000** Sold Date **05-Apr-25**

Distance **0.04km**

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

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