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	16/146 COOPER 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	$496,500	&	$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	Essendon
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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
206/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	$505,000	09-Jul-25
10/213 BUCKLEY STREET ESSENDON VIC 3040	$515,000	04-Apr-25
12/146 COOPER STREET ESSENDON VIC 3040	$555,000	08-Jul-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: 18 August 2025

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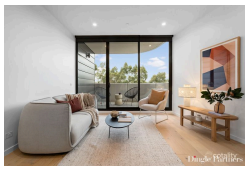


206/1050 MT ALEXANDER ROAD ESSENDON VIC 3040

2 1 1

Sold Price RS $505,000 Sold Date 09-Jul-25

Distance 1.48km

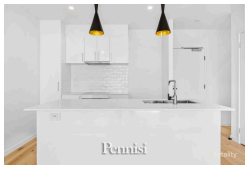


10/213 BUCKLEY STREET ESSENDON VIC 3040

2 2 1

Sold Price $515,000 Sold Date 04-Apr-25

Distance 1.85km



12/146 COOPER STREET ESSENDON VIC 3040

2 2 1

Sold Price RS $555,000 Sold Date 08-Jul-25

Distance 0km

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

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