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<br>Including suburb and postcode | 111/21 Glass Street, Essendon Vic 3040 |

## Indicative selling price

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

Range between $590,000 & $640,000

## 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 | 3/146 Cooper St ESSENDON 3040 | $590,000 | 11/06/2025 |
| 2 | 501/51 Homer St MOONEE PONDS 3039 | $590,000 | 07/06/2025 |
| 3 | 119/11 Glass St ESSENDON 3040 | $605,000 | 28/02/2025 |

**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: 18/06/2025 11:52

# 111/21 Glass Street, Essendon Vic 3040

Kieran Moloney
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2 2 1

**Rooms:** 3
**Property Type:** Apartment

**Indicative Selling Price**
$590,000 - $640,000
**Median Unit Price**
Year ending March 2025: $559,000

Agent Comments

Modern apartment offering 2 bed, 2 bath, balcony & 1 car in a botique block.

## Comparable Properties



**3/146 Cooper St ESSENDON 3040 (REI)**

2 2 1

**Price:** $590,000
**Method:** Private Sale
**Date:** 11/06/2025
**Property Type:** Apartment

Agent Comments

Same accommodation. Offers a courtyard opposed to a balcony.



**501/51 Homer St MOONEE PONDS 3039 (REI)**

2 2 2

**Price:** $590,000
**Method:** Private Sale
**Date:** 07/06/2025
**Property Type:** Unit

Agent Comments

Offers a 2nd car located in a high rise.



**119/11 Glass St ESSENDON 3040 (REI/VG)**

2 2 1

**Price:** $605,000
**Method:** Private Sale
**Date:** 28/02/2025
**Property Type:** Apartment

Agent Comments

Similar size and style located in the same street.



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