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	1/18 Shaftesbury Street, Essendon Vic 3040

Indicative selling price

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

Single price $330,000

Median sale price

Median price $525,250 Property Type Unit Suburb Essendon

Period - From 01/04/2025 to 30/06/2025 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	5/2 St Kinnord St ABERFELDIE 3040	$325,000	01/07/2025
2	19/56 Nicholson St ESSENDON 3040	$330,000	20/06/2025
3	10/30 Richardson St ESSENDON 3040	$335,000	27/05/2025

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: 10/07/2025 10:53

1/18 Shaftesbury Street, Essendon Vic 3040

Tom Donnelley
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1 1 1

Property Type: Apartment

Agent Comments

1 bedroom apartment

Indicative Selling Price
$330,000
Median Unit Price
June quarter 2025: $525,250

Comparable Properties



5/2 St Kinnord St ABERFELDIE 3040 (REI)

1 1 1

Price: $325,000
Method: Private Sale
Date: 01/07/2025
Rooms: 2
Property Type: Apartment

Agent Comments

Similar style property offering comparable accommodation.



19/56 Nicholson St ESSENDON 3040 (REI)

1 1 1

Price: $330,000
Method: Private Sale
Date: 20/06/2025
Property Type: Apartment

Agent Comments

Similar style property offering comparable accommodation.



10/30 Richardson St ESSENDON 3040 (REI)

1 1 1

Price: $335,000
Method: Private Sale
Date: 27/05/2025
Property Type: Apartment

Agent Comments

Similar style property comparable accommodation, offers a better floor plan.

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