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	9/119 BUCKLEY 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	$350,000	&	$380,000

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
1102/7 ASPEN STREET MOONEE PONDS VIC 3039	$355,000	18-Apr-25
27 RUSSELL STREET ESSENDON VIC 3040	$360,000	17-Mar-25
3/119 BUCKLEY STREET ESSENDON VIC 3040	$380,000	10-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: 20 August 2025

Isaak Warburton
M 0419847755
E iwarburton@woodards.com.au



1102/7 ASPEN STREET MOONEE PONDS VIC 3039

1 1 -

Sold Price **$355,000** Sold Date **18-Apr-25**

Distance **1.04km**



27 RUSSELL STREET ESSENDON VIC 3040

2 2 2

Sold Price **$360,000** Sold Date **17-Mar-25**

Distance **0.11km**



3/119 BUCKLEY STREET ESSENDON VIC 3040

1 1 -

Sold Price **$380,000** Sold Date **10-Jul-25**

Distance **0km**

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

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