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	1/14 GILBERTSON 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	$800,000	&	$880,000

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
3/6 KEAM STREET ESSENDON NORTH VIC 3041	$820,000	24-Apr-25
88B OGILVIE STREET ESSENDON VIC 3040	$850,000	16-May-25
2A GILBERTSON STREET ESSENDON VIC 3040	$840,000	01-Mar-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: 25 August 2025

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3/6 KEAM STREET ESSENDON NORTH VIC 3041

3 2 2

Sold Price **$820,000** Sold Date **24-Apr-25**

Distance **0.26km**



88B OGILVIE STREET ESSENDON VIC 3040

3 1 1

Sold Price **$850,000** Sold Date **16-May-25**

Distance **0.81km**



2A GILBERTSON STREET ESSENDON VIC 3040

3 1 2

Sold Price **$840,000** Sold Date **01-Mar-25**

Distance **0.11km**

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

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