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	4/6 Edward Street, Essendon Vic 3040

Indicative selling price

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

Range between $400,000 & $440,000

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	2/89 Tennyson St ESSENDON 3040	$435,000	16/07/2025
2	1/12 Fletcher St ESSENDON 3040	$470,000	29/05/2025
3	4/28 Warner St ESSENDON 3040	$380,000	19/04/2025

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: 28/07/2025 12:02

4/6 Edward Street, Essendon Vic 3040

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2 1

Property Type: Unit

Agent Comments

This two bedroom unit comprises of two good size bedrooms with built-in-robes, lounge with balcony, kitchen /meals area with electric appliances and central bathroom. Ground floor unit to the rear.

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
June quarter 2025: $525,250

Comparable Properties



2/89 Tennyson St ESSENDON 3040 (REI)

2 1 1

Price: $435,000
Method: Private Sale
Date: 16/07/2025
Property Type: Unit

Agent Comments

Comparable Unit in accommodation. Similar throughout internally, presents well. Inferior location to shops and transport.



1/12 Fletcher St ESSENDON 3040 (REI/VG)

2 1 1

Price: $470,000
Method: Private Sale
Date: 29/05/2025
Property Type: Unit
Land Size: 1600 sqm approx

Agent Comments

Comparable accommodation however this unit has been fully renovated and updated internally. Similar location as Fletcher street is close to public transport and shops. Inferior in street, as Fletcher is quite busy. More units in complex.



4/28 Warner St ESSENDON 3040 (REI/VG)

2 1 1

Price: $380,000
Method: Private Sale
Date: 19/04/2025
Property Type: Unit

Agent Comments

Inferior internally as its more outdated. Same accom and good location. Mot as many units on the block however needs more works inside.

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