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	3 SHERBOURNE 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	$1,125,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,720,000	Property type	House	Suburb	Essendon
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
11 HERITAGE STREET MOONEE PONDS VIC 3039	$1,150,000	25-Mar-25
71 DARLING STREET MOONEE PONDS VIC 3039	$1,185,000	08-Feb-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: 29 May 2025

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11 HERITAGE STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price **$1,150,000** Sold Date **25-Mar-25**

Distance **0.62km**



71 DARLING STREET MOONEE PONDS VIC 3039

2 1 2

Sold Price **$1,185,000** Sold Date **08-Feb-25**

Distance **1km**

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

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