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	23 OSHANNASSY STREET ESSENDON NORTH VIC 3041

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	$1,650,000	&	$1,690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,212,000	Property type	House	Suburb	Essendon North
Period-from	01 Oct 2024	to	30 Sep 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
122 MARKET STREET ESSENDON VIC 3040	1655000	30-Aug-25
2 RONALD STREET ESSENDON NORTH VIC 3041	1620000	17-Oct-25
11 OSHANNASSY STREET ESSENDON NORTH VIC 3041	1710000	22-Oct-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: 30 October 2025

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122 MARKET STREET ESSENDON VIC 3040

3 1 2

Sold Price RS 1655000 Sold Date 30-Aug-25

Distance 0.85km



2 RONALD STREET ESSENDON NORTH VIC 3041

4 2 2

Sold Price RS 1620000 Sold Date 17-Oct-25

Distance 0.6km



11 OSHANNASSY STREET ESSENDON NORTH VIC 3041

4 2 3

Sold Price RS 1710000 UN Sold Date 22-Oct-25

Distance 0.09km

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

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