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	2/101 Woodland Street, Essendon Vic 3040

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $506,000 Property Type Unit Suburb Essendon

Period - From 15/10/2024 to 14/10/2025 Source Property Data

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	6/23 Daisy St ESSENDON 3040	$490,000	21/08/2025
2			
3			

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: 15/10/2025 08:41

2/101 Woodland Street, Essendon Vic 3040

JellisCraig



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
15/10/2024 - 14/10/2025: $506,000

Comparable Properties



6/23 Daisy St ESSENDON 3040 (REI)

2 1 1

Price: $490,000
Method: Private Sale
Date: 21/08/2025
Property Type: Apartment

Agent Comments

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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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