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	2/8 Sturt Street, Essendon Vic 3040

Indicative selling price

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

Range between $480,000 & $528,000

Median sale price

Median price $550,000 Property Type Unit Suburb Essendon

Period - From 01/10/2024 to 30/09/2025 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	2/7 York St MOONEE PONDS 3039	$490,000	14/08/2025
2	18/715 Mt Alexander Rd MOONEE PONDS 3039	$475,000	04/08/2025
3	12/7 York St MOONEE PONDS 3039	$488,000	05/07/2025

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: 07/11/2025 15:27

2/8 Sturt Street, Essendon Vic 3040

JellisCraig

Tom Donnelley
9379 2000
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1 1 1

Property Type: Unit

Agent Comments

Modern 1 bedroom apartment.

Indicative Selling Price
$480,000 - $528,000
Median Unit Price
Year ending September 2025: $550,000

Comparable Properties



2/7 York St MOONEE PONDS 3039 (REI/VG)

1 1 1

Price: $490,000
Method: Private Sale
Date: 14/08/2025
Rooms: 2
Property Type: Apartment

Agent Comments

Renovated apartment, older style apartment complex.



18/715 Mt Alexander Rd MOONEE PONDS 3039 (REI/VG)

1 1 1

Price: $475,000
Method: Sold Before Auction
Date: 04/08/2025
Property Type: Apartment

Agent Comments

Inferior location, offering comparable accommodation.



12/7 York St MOONEE PONDS 3039 (REI/VG)

1 1 1

Price: $488,000
Method: Private Sale
Date: 05/07/2025
Rooms: 3
Property Type: Flat

Agent Comments

Older style apartment, offering comparable accommodation.

REIV THE DIFFERENCE | propertydata.com.au

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