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	8/3 Flower 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 $537,500 Property Type Unit Suburb Essendon

Period - From 01/07/2025 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	14/44 Fletcher St ESSENDON 3040	$475,500	24/10/2025
2	2/213 Buckley St ESSENDON 3040	$515,000	26/08/2025
3	21/2 Walker St MOONEE PONDS 3039	$510,000	20/08/2025

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: 31/10/2025 21:19

8/3 Flower Street, Essendon Vic 3040

JellisCraig

Basil Zoccali
9379 2000
0407 846 171
basilzoccali@jelliscraig.com.au



2 1 1

Rooms: 3
Property Type: Unit

Agent Comments

A second floor apartment. Updated kitchen in a great location

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
September quarter 2025: $537,500

Comparable Properties



14/44 Fletcher St ESSENDON 3040 (REI)

2 1 1

Price: $475,500
Method: Private Sale
Date: 24/10/2025
Property Type: Unit

Agent Comments

The property is superior in that it is in very good condition and has been updated. It is inferior in that it is smaller in size and the location is not as desirable.



2/213 Buckley St ESSENDON 3040 (REI/VG)

2 2 1

Price: $515,000
Method: Private Sale
Date: 26/08/2025
Property Type: Unit

Agent Comments

The property is superior in that it is newer, in better condition with an extra bathroom. It is inferior in that it is situated on a main road and has a higher Body Corp fee.



21/2 Walker St MOONEE PONDS 3039 (REI/VG)

2 1 1

Price: $510,000
Method: Private Sale
Date: 20/08/2025
Rooms: 3
Property Type: Apartment

Agent Comments

The property is superior in that it is a newer complex, good condition with city views. It is inferior in that the apartment is significantly smaller and a less sought after location.

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