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	4/29 Royal Avenue, Essendon North Vic 3041

Indicative selling price

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

Range between $680,000 & $740,000

Median sale price

Median price $415,000 Property Type Unit Suburb Essendon North

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	3/13 Grange Rd AIRPORT WEST 3042	$680,000	25/10/2025
2	1/18 Schofield St ESSENDON 3040	$742,500	23/10/2025
3	156 Lebanon St STRATHMORE 3041	$780,000	15/10/2025

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: 03/11/2025 15:47

4/29 Royal Avenue, Essendon North Vic 3041

JellisCraig

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2 1 1

Rooms: 4
Property Type: Villa Unit

Agent Comments

Villa unit in a block of 5. Offers 2 bed, 1 bath, 1 car and courtyard.

Indicative Selling Price
$680,000 - $740,000
Median Unit Price
Year ending September 2025: $415,000

Comparable Properties



3/13 Grange Rd AIRPORT WEST 3042 (REI)

2 1 1

Price: $680,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit

Agent Comments

Newer unit located in Airport West.



1/18 Schofield St ESSENDON 3040 (REI)

2 2 1

Price: $742,500
Method: Sold Before Auction
Date: 23/10/2025
Property Type: Villa

Agent Comments

Smaller unit that has been renovated and offers a 2nd bath.



156 Lebanon St STRATHMORE 3041 (REI/VG)

2 1 1

Price: $780,000
Method: Sold Before Auction
Date: 15/10/2025
Property Type: House (Res)
Land Size: 296 sqm approx

Agent Comments

Street facing in a block of only 2 with no owners corp. Also on a larger block.

REIV THE DIFFERENCE | propertydata.com.au

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