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	5/16 Schofield Street, Essendon Vic 3040

Indicative selling price

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

Range between $620,000 & $680,000

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	2/28A Aberfeldie St ABERFELDIE 3040	$661,000	01/11/2025
2	1/18 Schofield St ESSENDON 3040	$742,500	23/10/2025
3	2/328 Pascoe Vale Rd ESSENDON 3040	$715,600	16/10/2025

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: 10/11/2025 15:18

5/16 Schofield Street, Essendon Vic 3040

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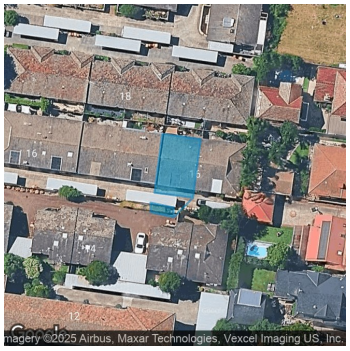

2 1 1

Rooms: 4
Property Type: Villa Unit

Agent Comments

Updated villa unit offering 2 bed, 1 bath, 1 car & courtyard.

Indicative Selling Price
$620,000 - $680,000
Median Unit Price
Year ending September 2025: $550,000

Comparable Properties



2/28A Aberfeldie St ABERFELDIE 3040 (REI)

2 1 1

Price: $661,000
Method: Private Sale
Date: 01/11/2025
Property Type: Villa
Land Size: 125 sqm approx

Agent Comments

Similar size & condition.



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

Located in the same street. Has a superior renovation and offers a 2nd bath.



2/328 Pascoe Vale Rd ESSENDON 3040 (REI)

2 1 1

Price: $715,600
Method: Private Sale
Date: 16/10/2025
Property Type: Villa
Land Size: 252 sqm approx

Agent Comments

Larger unit inside & out.

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