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	4/30 RICHARDSON STREET ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$310,000	&	$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Essendon
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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
204/19 RUSSELL STREET ESSENDON VIC 3040	$310,000	20-Aug-25
402/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	$330,000	30-May-25
2/185 BUCKLEY STREET ESSENDON VIC 3040	$330,000	19-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 20 November 2025

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204/19 RUSSELL STREET ESSENDON VIC 3040

1 1 1

Sold Price **$310,000** Sold Date **20-Aug-25**

Distance **0.66km**



402/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040

1 1 1

Sold Price **$330,000** Sold Date **30-May-25**

Distance **0.29km**



2/185 BUCKLEY STREET ESSENDON VIC 3040

1 1 1

Sold Price Sold Date **19-Jun-25**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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