

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

10/78 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2025

to

28 Feb 2026

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

4/8 BRAEMAR STREET ESSENDON VIC 3040	\$545,000	16-Oct-25
3/23 COLLINS STREET ESSENDON VIC 3040	\$550,000	16-Sep-25
6/3 BALLATER STREET ESSENDON VIC 3040	\$550,000	13-Sep-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: 13 March 2026


**4/8 BRAEMAR STREET ESSENDON
VIC 3040**
 2
  1
  1

Sold Price

\$545,000

Sold Date

16-Oct-25

Distance

0.29km

**3/23 COLLINS STREET ESSENDON
VIC 3040**
 2
  1
  1

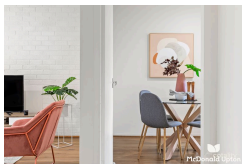
Sold Price

\$550,000

Sold Date

16-Sep-25

Distance

0.38km

**6/3 BALLATER STREET ESSENDON
VIC 3040**
 2
  1
  1

Sold Price

Sold Date

13-Sep-25

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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