

3/11 Spencer Street, Essendon Vic 3040



2 Bed 1 Bath 2 Car

Property Type:

Flat/Unit/Apartment (Res)

Indicative Selling Price

\$580,000- \$630,000

Median House Price

Year ending September 2025:

\$550,000

Comparable Properties



47a Bulla Road, ESSENDON NORTH 3041 (REI)

2 Bed 1 Bath 2 Car

Price: \$587,500

Method: Auction Sale

Date: 11/10/2025

Property Type: Unit

Agent Comments: Comparable accommodation with updates throughout.



6/3 Ballater Street, ESSENDON 3040 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$550,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Unit

Agent Comments: Comparable accommodation and layout without courtyard space.



4/23 Collins Street, ESSENDON 3040 (VG)

2 Bed 1 Bath - Car

Price: \$550,000

Method: Sale

Date: 10/09/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Ground floor unit with updates throughout and freshly presented.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3/11 Spencer Street, Essendon Vic 3040

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$550,000 Unit x Suburb Essendon

Period - From 01/10/2024 to 30/09/2025 Source REIV

Comparable property sales

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
47a Bulla Road, ESSENDON NORTH 3041	\$587,500	11/10/2025
6/3 Ballater Street, ESSENDON 3040	\$550,000	13/09/2025
4/23 Collins Street, ESSENDON 3040	\$550,000	10/09/2025

This Statement of Information was prepared on:

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