

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

907/19-21 RUSSELL 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

\$535,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2025

to

31 Jan 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

11/20 FITZGERALD ROAD ESSENDON VIC 3040	582000	19-Dec-25
302/19 RUSSELL STREET ESSENDON VIC 3040	535000	04-Dec-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: 26 February 2026



**11/20 FITZGERALD ROAD
ESSENDON VIC 3040**

 2  2  1

Sold Price **582000** Sold Date **19-Dec-25**

Distance **0.91km**



**302/19 RUSSELL STREET
ESSENDON VIC 3040**

 2  2  1

Sold Price **535000** Sold Date **04-Dec-25**

Distance **0.01km**

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

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