

## 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

57 WAVERLEY STREET ESSENDON VIC 3040

### Indicative selling price

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

Single Price

or range  
between

\$1,600,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,660,000

Property type

House

Suburb

Essendon

Period-from

01 Jan 2025

to

31 Dec 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

4 ELDER PARADE ESSENDON VIC 3040	\$1,660,000	28-Aug-25
34 BATMAN STREET ABERFELDIE VIC 3040	\$1,720,000	04-Aug-25
3 SHAMROCK STREET ESSENDON VIC 3040	\$1,700,000	18-Oct-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.~~

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**4 ELDER PARADE ESSENDON VIC 3040**

3 1 2

Sold Price

**\$1,660,000**

Sold Date **28-Aug-25**

Distance **0.62km**



**34 BATMAN STREET ABERFELDIE VIC 3040**

4 2 1

Sold Price

**\$1,720,000**

Sold Date **04-Aug-25**

Distance **1.34km**



**3 SHAMROCK STREET ESSENDON VIC 3040**

3 2 2

Sold Price

<sup>RS</sup> **\$1,700,000**

Sold Date **18-Oct-25**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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