

## 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

116/55 COLLINS 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

\$269,000

~~or range~~  
~~between~~

&

### 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

10/48 SCOTT STREET ESSENDON VIC 3040	\$296,500	18-Nov-25
5/4 MCPHAIL STREET ESSENDON VIC 3040	\$309,000	17-Jul-25
SHAFTESBURY STREET ESSENDON VIC 3040	\$327,500	25-Jul-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: 28 November 2025



**10/48 SCOTT STREET ESSENDON  
VIC 3040**

Sold Price

<sup>RS</sup> **\$296,500**

Sold Date

**18-Nov-25**

1 1 -

Distance

**1.81km**



**5/4 MCPHAIL STREET ESSENDON  
VIC 3040**

Sold Price

**\$309,000**

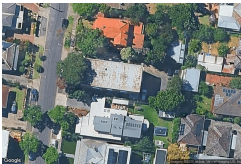
Sold Date

**17-Jul-25**

1 1 -

Distance

**1.39km**



**SHAFTESBURY STREET ESSENDON  
VIC 3040**

Sold Price

**\$327,500**

Sold Date

**25-Jul-25**

1 1 -

Distance

**1.63km**

RS = Recent sale

UN = Undisclosed Sale

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