

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

601/19 Russell Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$500,000

&

\$530,000

Median sale price

Median price

\$575,500

Property Type

Unit

Suburb

Essendon

Period - From

01/10/2025

to

31/12/2025

Source

REIV

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 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
1	402/11 Stonepine Dr MOONEE PONDS 3039	\$515,000	15/01/2026
2	301/40 Collins St ESSENDON 3040	\$492,500	23/12/2025
3	302/19 Russell St ESSENDON 3040	\$535,000	01/12/2025

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 six months.~~

This Statement of Information was prepared on:

28/01/2026 10:52



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$530,000

Median Unit Price

December quarter 2025: \$575,500

Comparable Properties



402/11 Stonepine Dr MOONEE PONDS 3039 (REI)

1 1 1

Price: \$515,000

Method: Private Sale

Date: 15/01/2026

Property Type: Apartment

Agent Comments

Both properties showcase modern features. Superior as this property is a newer build. Inferior as lacking an additional bedroom space.



301/40 Collins St ESSENDON 3040 (REI)

2 2 1

Price: \$492,500

Method: Private Sale

Date: 23/12/2025

Property Type: Unit

Agent Comments

Both properties have a similar configuration and host the same accommodation. Inferior as slightly smaller internally.



302/19 Russell St ESSENDON 3040 (REI)

2 2 1

Price: \$535,000

Method: Private Sale

Date: 01/12/2025

Property Type: Apartment

Agent Comments

Similar configuration in the same building. Both close to local amenities and have the same accommodation.

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