

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

1/3 BALLATER 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

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

6/23 DAISY STREET ESSENDON VIC 3040	\$490,000	21-Aug-25
8/3 FLOWER STREET ESSENDON VIC 3040	\$515,000	06-Dec-25
14/44 FLETCHER STREET ESSENDON VIC 3040	\$493,500	21-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.~~

This Statement of Information was prepared on: 16 January 2026

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**6/23 DAISY STREET ESSENDON
VIC 3040**

 2  1  1

Sold Price

\$490,000

Sold Date **21-Aug-25**

Distance **0.72km**



**8/3 FLOWER STREET ESSENDON
VIC 3040**

 2  1  1

Sold Price

^{RS} **\$515,000**

Sold Date **06-Dec-25**

Distance **1.05km**



**14/44 FLETCHER STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price

\$493,500

Sold Date **21-Oct-25**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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