

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 7/137A Woodland Street, Essendon, VIC 3040

Indicative selling price

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

Single Price \$310,000

Median sale price

Median price \$550,000 Property Type Apartment Suburb Essendon (3040)

Period - From 01/12/2024 to 30/11/2025 Source realestate.com.au

Comparable property sales

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
1/4 MCPHAIL STREET, ESSENDON VIC 3040	\$310,000	18/12/2025
18/32 RICHARDSON STREET, ESSENDON VIC 3040	\$325,000	15/12/2025
110/316 PASCOE VALE ROAD, ESSENDON VIC 3040	\$330,000	09/12/2025

This Statement of Information was prepared on: 04/02/2026

