

# 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 83/100 Keilor Road, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$370,000 & \$390,000

### 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	5/100 Keilor Rd ESSENDON NORTH 3041	\$390,000	07/12/2025
2	23/100 Keilor Rd ESSENDON NORTH 3041	\$380,000	14/11/2025
3	7/100 Keilor Rd ESSENDON NORTH 3041	\$390,000	08/11/2025

**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: 19/02/2026 14:51



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$370,000 - \$390,000  
**Median Unit Price**  
December quarter 2025: \$575,500

## Comparable Properties



**5/100 Keilor Rd ESSENDON NORTH 3041 (REI/VG)**

**Agent Comments**



**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 07/12/2025  
**Property Type:** Apartment

**23/100 Keilor Rd ESSENDON NORTH 3041 (VG)**

**Agent Comments**



**Price:** \$380,000  
**Method:** Sale  
**Date:** 14/11/2025  
**Property Type:** Flat/Unit/Apartment (Res)

**7/100 Keilor Rd ESSENDON NORTH 3041 (VG)**

**Agent Comments**



**Price:** \$390,000  
**Method:** Sale  
**Date:** 08/11/2025  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655