

## 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

27 GREVILLE STREET ESSENDON NORTH VIC 3041

### 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

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Feb 2025

to

31 Jan 2026

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

2 COGHLAN STREET NIDDRIE VIC 3042	\$1,250,000	17-Dec-25
70 HOTHAM ROAD NIDDRIE VIC 3042	\$1,200,000	22-Nov-25
24A SAPPHIRE STREET NIDDRIE VIC 3042	\$1,250,000	25-Nov-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: 19 February 2026

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**2 COGHLAN STREET NIDDRIE VIC 3042**

Sold Price <sup>RS</sup> **\$1,250,000** <sup>UN</sup> Sold Date **17-Dec-25**

 3  2  2

Distance **0.86km**



**70 HOTHAM ROAD NIDDRIE VIC 3042**

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **22-Nov-25**

 3  2  1

Distance **1.35km**



**24A SAPPHIRE STREET NIDDRIE VIC 3042**

Sold Price <sup>RS</sup> **\$1,250,000** <sup>UN</sup> Sold Date **25-Nov-25**

 3  2  1

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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