

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

223/2 GILLIES STREET ESSENDON NORTH VIC 3041

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

\$335,000

&

\$350,000

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

108/76 KEILOR ROAD ESSENDON NORTH VIC 3041	\$340,000	16-Jan-26
302/1005 MT ALEXANDER ROAD ESSENDON VIC 3040	\$350,000	04-Feb-26
302/1C BERRY STREET ESSENDON NORTH VIC 3041	\$342,000	31-Dec-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: 24 February 2026



**108/76 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price **\$340,000** Sold Date **16-Jan-26**

1 1 1

Distance **0.15km**



**302/1005 MT ALEXANDER ROAD
ESSENDON VIC 3040**

Sold Price ^{RS} **\$350,000** Sold Date **04-Feb-26**

1 1 1

Distance **0.98km**



**302/1C BERRY STREET ESSENDON
NORTH VIC 3041**

Sold Price ^{RS} **\$342,000** Sold Date **31-Dec-25**

1 1 1

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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