

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

10 Royal Avenue, Essendon North Vic 3041

Indicative selling price

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

Single price

\$1,550,000

Median sale price

Median price

\$1,350,500

Property Type

House

Suburb

Essendon North

Period - From

01/01/2025

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	4 Duffy St ESSENDON NORTH 3041	\$1,370,000	13/12/2025
2	4 Nolan St NIDDRIE 3042	\$1,600,000	28/11/2025
3	24 Sapphire St NIDDRIE 3042	\$1,350,000	16/11/2025

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:

09/02/2026 10:47



Rooms: 7

Property Type: House

Land Size: 754 sqm approx

Agent Comments

Original home with plans/permits for 3 townhouses.

Comparable Properties



4 Duffy St ESSENDON NORTH 3041 (REI)



Price: \$1,370,000

Method: Private Sale

Date: 13/12/2025

Property Type: House

Land Size: 766 sqm approx

Agent Comments

Similar sized block with no plans/permits.



4 Nolan St NIDDRIE 3042 (REI)



Price: \$1,600,000

Method: Sold Before Auction

Date: 28/11/2025

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Home is on a smaller block but in better condition. No plans/permits.



24 Sapphire St NIDDRIE 3042 (REI/VG)



Price: \$1,350,000

Method: Sold Before Auction

Date: 16/11/2025

Property Type: House (Res)

Land Size: 667 sqm approx

Agent Comments

Smaller home & block with no plans/permits.