

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

2/12 Treadwell Road, Essendon North Vic 3041

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$564,250 Property Type Unit Suburb Essendon North

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	9/6 Winifred St ESSENDON 3040	\$640,000	29/01/2026
2	3/19 Matthews Av AIRPORT WEST 3042	\$640,000	17/01/2026
3	5/25 Winifred St ESSENDON 3040	\$597,000	20/11/2025

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:

06/02/2026 13:51

Basil Zoccali
9379 2000
0407 846 171

basilzoccali@jellisrcraig.com.au

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

December quarter 2025: \$564,250



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

The property is a dual level reverse style townhouse in an excellent location close to amenities

Comparable Properties



9/6 Winifred St ESSENDON 3040 (REI)

2 2 1

Price: \$640,000

Method: Private Sale

Date: 29/01/2026

Property Type: Townhouse (Single)

Agent Comments

The properties have similar specs. It is superior in that it is in better condition, however it is in an apartment complex with higher Body Corp fees.



3/19 Matthews Av AIRPORT WEST 3042 (REI)

2 2 1

Price: \$640,000

Method: Private Sale

Date: 17/01/2026

Property Type: Townhouse (Single)

Agent Comments

The properties have similar specs. It is superior in that it is larger in size, however inferior in that it is situated in a more affordable suburb and on a main road.



5/25 Winifred St ESSENDON 3040 (REI/VG)

2 1 1

Price: \$597,000

Method: Private Sale

Date: 20/11/2025

Rooms: 3

Property Type: Apartment

Agent Comments

The properties have similar specs. It is superior in that it is larger in size and in more sought after suburb, however inferior in that it is in a larger complex

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555