

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

304/1 OSHANNASSY 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Jan 2025

to

31 Dec 2025

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

302/150 KEILOR ROAD ESSENDON NORTH VIC 3041	\$600,000	17-Dec-25
7/146 COOPER STREET ESSENDON VIC 3040	\$595,000	03-Sep-25
301/16 LEAKE STREET ESSENDON VIC 3040	\$607,000	15-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: 21 January 2026

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302/150 KEILOR ROAD ESSENDON Sold Price

^{RS} **\$600,000**

Sold Date **17-Dec-25**

 2  2  1

Distance **0km**



7/146 COOPER STREET ESSENDON Sold Price

\$595,000

Sold Date **03-Sep-25**

 2  2  1

Distance **0.15km**



301/16 LEAKE STREET ESSENDON Sold Price

^{RS} **\$607,000**

Sold Date **15-Dec-25**

 2  1  1

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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