

## 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

3/2B MARY STREET ESSENDON VIC 3040

### 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

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

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

5/110 COOPER STREET ESSENDON VIC 3040	\$650,000	08-Jan-26
2/10 LALUMA STREET ESSENDON VIC 3040	\$734,000	07-Feb-26
9/6 WINIFRED STREET ESSENDON VIC 3040	\$640,000	29-Jan-26

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: 12 February 2026



**5/110 COOPER STREET ESSENDON** Sold Price **\$650,000** Sold Date **08-Jan-26**  
**VIC 3040**

 2  
  1  
  1

Distance **0.54km**



**2/10 LALUMA STREET ESSENDON** Sold Price <sup>RS</sup> **\$734,000** Sold Date **07-Feb-26**  
**VIC 3040**

 2  
  1  
  1

Distance **0.75km**



**9/6 WINIFRED STREET ESSENDON** Sold Price <sup>RS</sup> **\$640,000** Sold Date **29-Jan-26**  
**VIC 3040**

 2  
  2  
  1

Distance **1.28km**

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

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