

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 5/15 Royal Avenue, Essendon North, VIC 3041

Indicative selling price

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

Price Range

\$420,000

&

\$459,990

Median sale price

Median price

\$564,250

Property Type

Apartment

Suburb

Essendon North (3041)

Period - From

04/03/2025

to

04/03/2026

Source

PropertyData.com

Comparable property sales

A

This is one property 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

Address of comparable property	Price	Date of sale
6/11 MCCULLOCH STREET, ESSENDON NORTH VIC 3041	\$450,000	12/11/2025

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: 04/03/2026

