

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

5/10 VIOLET STREET ESSENDON VIC 3040

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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

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

9/119 BUCKLEY STREET ESSENDON VIC 3040	\$390,000	05-Sep-25
7/139 NAPIER STREET ESSENDON VIC 3040	\$386,000	15-Oct-25
207/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$375,000	16-Sep-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: 29 January 2026



**9/119 BUCKLEY STREET
ESSENDON VIC 3040**

 1  1  -

Sold Price

\$390,000

Sold Date

05-Sep-25

Distance

0.27km



**7/139 NAPIER STREET ESSENDON
VIC 3040**

 1  1  1

Sold Price

\$386,000

Sold Date

15-Oct-25

Distance

0.62km



**207/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040**

 1  1  1

Sold Price

\$375,000

Sold Date

16-Sep-25

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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