

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

1/227 BUCKLEY 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jun 2025

to

31 May 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

3/7 WASHINGTON STREET ESSENDON VIC 3040	\$800,000	18-Jan-26
2/10 LALUMA STREET ESSENDON VIC 3040	\$734,000	07-Feb-26
2/933-935 MT ALEXANDER ROAD ESSENDON VIC 3040	\$720,000	09-Apr-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: 23 June 2026



**3/7 WASHINGTON STREET
ESSENDON VIC 3040**

2 1 1

Sold Price **\$800,000** Sold Date **18-Jan-26**

Distance **0.19km**



**2/10 LALUMA STREET ESSENDON
VIC 3040**

2 1 1

Sold Price **\$734,000** Sold Date **07-Feb-26**

Distance **0.56km**



**2/933-935 MT ALEXANDER ROAD
ESSENDON VIC 3040**

2 1 1

Sold Price ^{RS} **\$720,000** Sold Date **09-Apr-26**

Distance **0.81km**

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

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