

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

1/5 Cooper Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$598,800

Property Type

Unit

Suburb

Essendon

Period - From

01/04/2026

to

30/06/2026

Source

REIV

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 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
1	3/26 Leslie Rd ESSENDON 3040	\$710,000	18/07/2026
2	1/29 Diamond St NIDDRIE 3042	\$740,000	04/07/2026
3	1/360 Buckley St ESSENDON 3040	\$693,000	22/05/2026

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 six months.~~

This Statement of Information was prepared on:

20/08/2026 10:26



 2  1  2

Property Type: Villa

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

June quarter 2026: \$598,800

Comparable Properties



3/26 Leslie Rd ESSENDON 3040 (REI)

Agent Comments

 2  1  1

Price: \$710,000

Method: Auction Sale

Date: 18/07/2026

Property Type: Villa



1/29 Diamond St NIDDRIE 3042 (REI)

Agent Comments

 2  1  2

Price: \$740,000

Method: Auction Sale

Date: 04/07/2026

Property Type: Unit



1/360 Buckley St ESSENDON 3040 (REI/VG)

Agent Comments

 2  1  2

Price: \$693,000

Method: Private Sale

Date: 22/05/2026

Property Type: Villa

Land Size: 198 sqm approx

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