

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

1/92 Kerferd Street, Essendon North Vic 3041

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$425,000

Property Type Unit

Suburb Essendon North

Period - From 01/07/2025

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	4/11 Spencer St ESSENDON 3040	\$465,000	05/03/2026
2	1/140 Hoffmans Rd ESSENDON 3040	\$475,000	03/02/2026
3			

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:

09/07/2026 15:09



2
 1
 1

Rooms: 5

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

Year ending June 2026: \$425,000

Comparable Properties



4/11 Spencer St ESSENDON 3040 (REI/VG)

Agent Comments

2
 1
 1

Price: \$465,000

Method: Private Sale

Date: 05/03/2026

Property Type: Apartment



1/140 Hoffmans Rd ESSENDON 3040 (REI)

Agent Comments

2
 1
 1

Price: \$475,000

Method: Private Sale

Date: 03/02/2026

Rooms: 4

Property Type: Flat

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.

Account - Haughton Stotts | P: 03 9497 1990 | F: 03 9497 4374



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