

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

12 VIEW STREET ESSENDON WEST 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Essendon West

Period-from

01 Aug 2025

to

31 Jul 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

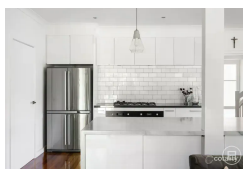
Date of sale

124 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034	\$1,660,000	02-Mar-26
364 BUCKLEY STREET ESSENDON VIC 3040	\$1,670,000	02-May-26
10 DIAMOND STREET ESSENDON WEST VIC 3040	\$1,675,000	27-Jun-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: 06 August 2026


124 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034

Sold Price **\$1,660,000** Sold Date **02-Mar-26**
 4  2  2

Distance **0.96km**

364 BUCKLEY STREET ESSENDON VIC 3040

Sold Price **\$1,670,000** Sold Date **02-May-26**
 3  3  4

Distance **0.62km**

10 DIAMOND STREET ESSENDON WEST VIC 3040

Sold Price ^{RS} **\$1,675,000** Sold Date **27-Jun-26**
 3  2  2

Distance **0.62km**
RS = Recent sale

UN = Undisclosed Sale

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