

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

2/46 RICHARDSON 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2025

to

30 Apr 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

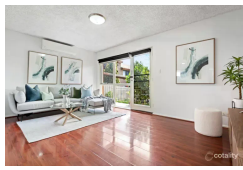
Date of sale

5/67 LINCOLN ROAD ESSENDON VIC 3040	\$555,000	18-Dec-25
10/78 RICHARDSON STREET ESSENDON VIC 3040	\$590,000	11-Apr-26
12/82 RICHARDSON STREET ESSENDON VIC 3040	\$600,000	26-Jan-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: 08 May 2026


**5/67 LINCOLN ROAD ESSENDON
VIC 3040**

 2
  1
  1

Sold Price

\$555,000

Sold Date

18-Dec-25

Distance

0.35km

**10/78 RICHARDSON STREET
ESSENDON VIC 3040**

 2
  1
  1

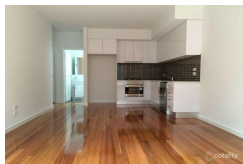
Sold Price

^{RS} **\$590,000**

Sold Date

11-Apr-26

Distance

0.3km

**12/82 RICHARDSON STREET
ESSENDON VIC 3040**

 2
  2
  1

Sold Price

\$600,000

Sold Date

26-Jan-26

Distance

0.35km
RS = Recent sale

UN = Undisclosed Sale

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