

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

2/60 MARY 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

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

8/16 LALUMA STREET ESSENDON VIC 3040	\$835,000	09-May-26
4/3 MARCO POLO STREET ESSENDON VIC 3040	\$785,000	11-Jun-26
5/1 QUEEN STREET ESSENDON VIC 3040	\$765,000	19-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: 14 August 2026



**8/16 LALUMA STREET ESSENDON
VIC 3040**

Sold Price

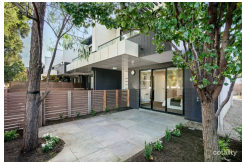
\$835,000

Sold Date **09-May-26**

 2  2  1

Distance

1.4km



**4/3 MARCO POLO STREET
ESSENDON VIC 3040**

Sold Price

\$785,000

Sold Date **11-Jun-26**

 2  2  1

Distance

1.97km



**5/1 QUEEN STREET ESSENDON VIC
3040**

Sold Price

\$765,000

Sold Date **19-Jun-26**

 2  2  1

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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