

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 218/24 Leake Street, Essendon VIC 3040

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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
115/1005 Mt Alexander Road, Essendon VIC 3040	\$380,000	15/04/2026
306/87-89 Raleigh Street, Essendon VIC 3040	\$415,000	11/07/2026
213/11 Glass Street, Essendon VIC 3040	\$375,000	24/06/2026

This Statement of Information was prepared on:

Comparable sales evidence

218/24 Leake Street, Essendon VIC 3040



115/1005 Mt Alexander Road, Essendon VIC 3040

Apartment | 1 bed | 1 bath | 1 car

Very close one-bedroom apartment sale with matching accommodation and a similar compact floor area of approximately 46sqm.

Sold price

\$380,000

Sold date

15/04/2026

Distance

0.24 km



306/87-89 Raleigh Street, Essendon VIC 3040

Apartment | 1 bed | 1 bath | 1 car

Recent one-bedroom apartment sale with matching accommodation, within the Woodards quote band and approximately 0.96km from the subject property.

Sold price

\$415,000

Sold date

11/07/2026

Distance

0.96 km



213/11 Glass Street, Essendon VIC 3040

Apartment | 1 bed | 1 bath | 1 car

Recent one-bedroom apartment sale with matching accommodation; newer and slightly larger at approximately 53sqm.

Sold price

\$375,000

Sold date

24/06/2026

Distance

0.88 km

Source: Listing-agent supplied Woodards Cotality CMA dated 20/08/2026, checked against public exact-property sale records. Accessed 21/08/2026. Distances are straight-line distances calculated from mapped street-address coordinates. Sale details, accommodation, distance and condition were confirmed by the listing agent on 21/08/2026.