

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

23 Butler Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$1,635,000

Property Type House

Suburb Essendon

Period - From 01/01/2025

to 31/03/2025

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	17 Moascar St PASCOE VALE SOUTH 3044	\$2,400,000	02/05/2025
2	20 Hutcheson St MOONEE PONDS 3039	\$2,620,000	05/04/2025
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:

16/05/2025 12:18



Property Type: House

Agent Comments

4 bed, 4 bath, 2 car - brand new home

Comparable Properties



17 Moascar St PASCOE VALE SOUTH 3044 (REI)



Price: \$2,400,000

Method: Sold Before Auction

Date: 02/05/2025

Property Type: House (Res)

Agent Comments

Similar accomodation, neighbouring suburb, brand new build, similar condition, similar size



20 Hutcheson St MOONEE PONDS 3039 (REI)



Price: \$2,620,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Agent Comments

Neighbouring suburb, similar condition, new renovation, similar size

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.