

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

3/78 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,000

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2025

to

30 Jun 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

4/4 OSHANNASSY STREET ESSENDON NORTH VIC 3041	\$575,000	14-May-26
7/20 SCHOFIELD STREET ESSENDON VIC 3040	\$585,000	18-Apr-26
10/78 RICHARDSON STREET ESSENDON VIC 3040	\$590,000	11-Apr-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: 31 July 2026



**4/4 OSHANNASSY STREET
ESSENDON NORTH VIC 3041**

 2  1  1

Sold Price **\$575,000** Sold Date **14-May-26**

Distance **1.11km**



**7/20 SCHOFIELD STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$585,000** Sold Date **18-Apr-26**

Distance **0.53km**



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

 2  1  1

Sold Price **\$590,000** Sold Date **11-Apr-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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