

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

304/1 OSHANNASSY STREET ESSENDON NORTH VIC 3041

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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Essendon North

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

410/2A DUFFY STREET ESSENDON NORTH VIC 3041	\$600,000	06-May-25
105/80 BULLA ROAD STRATHMORE VIC 3041	\$590,000	14-May-25
5/8 STURT STREET ESSENDON VIC 3040	\$620,000	13-Jan-25

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: 30 May 2025



**410/2A DUFFY STREET ESSENDON
NORTH VIC 3041**

Sold Price

^{RS} **\$600,000**

Sold Date

06-May-25

 2

 2

 1

Distance

0km



**105/80 BULLA ROAD
STRATHMORE VIC 3041**

Sold Price

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

Sold Date

14-May-25

 2

 2

 -

Distance

0.62km



**5/8 STURT STREET ESSENDON VIC
3040**

Sold Price

\$620,000

Sold Date

13-Jan-25

 2

 2

 1

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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