

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

304/110 KEILOR ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Apr 2025

to

31 Mar 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

M12/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$450,000	10-Nov-25
305/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$439,000	14-Jan-26
302/110 KEILOR ROAD ESSENDON NORTH VIC 3041	\$432,000	08-Apr-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: 29 April 2026



M12/110 KEILOR ROAD ESSENDON NORTH VIC 3041

Sold Price

\$450,000

Sold Date

10-Nov-25

2

2

1

Distance

0km



305/110 KEILOR ROAD ESSENDON NORTH VIC 3041

Sold Price

\$439,000

Sold Date

14-Jan-26

2

2

1

Distance

0km



302/110 KEILOR ROAD ESSENDON NORTH VIC 3041

Sold Price

\$432,000

Sold Date

08-Apr-25

2

2

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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