

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

4/5 WINIFRED 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 May 2025

to

30 Apr 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

6/5 WINIFRED STREET ESSENDON VIC 3040	\$675,000	12-Feb-26
9/6 WINIFRED STREET ESSENDON VIC 3040	\$640,000	29-Jan-26
4/5 KALIMNA STREET ESSENDON VIC 3040	\$600,000	02-May-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: 18 May 2026


**6/5 WINIFRED STREET ESSENDON
VIC 3040**

Sold Price

\$675,000

Sold Date

12-Feb-26
 2

 2

 1

Distance

0km

**9/6 WINIFRED STREET ESSENDON
VIC 3040**

Sold Price

\$640,000

Sold Date

29-Jan-26
 2

 2

 1

Distance

0.07km

**4/5 KALIMNA STREET ESSENDON
VIC 3040**

Sold Price

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

Sold Date

02-May-26
 2

 1

 1

Distance

1.14km
RS = Recent sale

UN = Undisclosed Sale

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