

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

405/19 RUSSELL 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

\$539,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2025

to

31 Jul 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

407/19 RUSSELL STREET ESSENDON VIC 3040	\$550,000	13-Aug-25
504/19 RUSSELL STREET ESSENDON VIC 3040	\$550,000	10-Mar-26
601/19 RUSSELL STREET ESSENDON VIC 3040	\$530,000	28-Feb-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: 01 August 2026



**407/19 RUSSELL STREET
 ESSENDON VIC 3040**

 2  2  -

Sold Price **\$550,000** Sold Date **13-Aug-25**

Distance **0km**



**504/19 RUSSELL STREET
 ESSENDON VIC 3040**

 2  2  1

Sold Price Sold Date **10-Mar-26**

Distance **0km**



**601/19 RUSSELL STREET
 ESSENDON VIC 3040**

 2  2  1

Sold Price **\$530,000** Sold Date **28-Feb-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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