

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

6/13 ROYAL AVENUE 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$414,500

Property type

Unit

Suburb

Essendon North

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

1/14 BRAEMAR STREET ESSENDON VIC 3040	\$733,510	26-Feb-26
4/6 BRAEMAR STREET ESSENDON VIC 3040	\$680,000	21-Apr-26
2/933-935 MT ALEXANDER ROAD ESSENDON VIC 3040	\$720,000	09-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: 22 May 2026



1/14 BRAEMAR STREET ESSENDON VIC 3040

 2  1  1

Sold Price \$733,510 Sold Date 26-Feb-26

Distance **1.06km**



4/6 BRAEMAR STREET ESSENDON VIC 3040

 2  1  1

Sold Price ^{RS}\$680,000 Sold Date 21-Apr-26

Distance **1.1km**



2/933-935 MT ALEXANDER ROAD ESSENDON VIC 3040

 2  1  1

Sold Price ^{RS}\$720,000 Sold Date 09-Apr-26

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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