

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

6/91 LINCOLN ROAD 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

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

5/10 VIOLET STREET ESSENDON VIC 3040	\$360,000	14-Apr-26
6/10 VIOLET STREET ESSENDON VIC 3040	\$345,000	26-Jun-26
1/51 BUCKLEY STREET MOONEE PONDS VIC 3039	\$361,000	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: 31 August 2026



**5/10 VIOLET STREET ESSENDON
VIC 3040**

 1  1  1

Sold Price

\$360,000

Sold Date

14-Apr-26

Distance

0.86km



**6/10 VIOLET STREET ESSENDON
VIC 3040**

 1  1  1

Sold Price

\$345,000

Sold Date

26-Jun-26

Distance

0.86km



**1/51 BUCKLEY STREET MOONEE
PONDS VIC 3039**

 1  1  1

Sold Price

\$361,000

Sold Date

02-May-26

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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