

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

67 Kerferd Street, Essendon North Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,600,000

&

\$1,750,000

Median sale price

Median price

\$1,569,000

Property Type

House

Suburb

Essendon North

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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 six 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	10 Lebanon St STRATHMORE 3041	\$1,560,000	07/02/2026
2	70 Willonga St STRATHMORE 3041	\$1,660,000	02/05/2026
3	3 Holyrood Av STRATHMORE 3041	\$1,800,000	02/05/2026

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 six months.~~

This Statement of Information was prepared on:

29/05/2026 11:14



 5  3  4

Property Type: House (Res)

Land Size: 630 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

Year ending March 2026: \$1,569,000

Comparable Properties



10 Lebanon St STRATHMORE 3041 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,560,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 701 sqm approx



70 Willonga St STRATHMORE 3041 (REI)

Agent Comments

 5  2  4

Price: \$1,660,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 697 sqm approx



3 Holyrood Av STRATHMORE 3041 (REI)

Agent Comments

 5  3  2

Price: \$1,800,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 604 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655