

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 \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,470,000 Property Type House Suburb Essendon North

Period - From 02/04/2025 to 01/04/2026 Source Property Data

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 | 26 Birdwood St ESSENDON NORTH 3041 | \$1,650,000 | 27/03/2026 |
| 2 | 26 Ogilvie St ESSENDON 3040 | \$1,720,000 | 21/02/2026 |
| 3 | 18 Loeman St STRATHMORE 3041 | \$1,680,000 | 17/12/2025 |

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: 02/04/2026 16:42

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5 3 4

Property Type: House
Land Size: 630 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,800,000
Median House Price
02/04/2025 - 01/04/2026: \$1,470,000

Comparable Properties



26 Birdwood St ESSENDON NORTH 3041 (REI)

[Agent Comments](#)

4 2 3

Price: \$1,650,000
Method: Sold Before Auction
Date: 27/03/2026
Property Type: House (Res)
Land Size: 608 sqm approx



26 Ogilvie St ESSENDON 3040 (REI)

[Agent Comments](#)

4 2 4

Price: \$1,720,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 572 sqm approx



18 Loeman St STRATHMORE 3041 (REI/VG)

[Agent Comments](#)

4 2 4

Price: \$1,680,000
Method: Private Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 559 sqm approx

Account - Whitefox Real Estate | P: 96459699