

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

2/14-16 HAMPTON ROAD ESSENDON WEST 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,250

Property type

Unit

Suburb

Essendon West

Period-from

01 Feb 2025

to

31 Jan 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

3/14-16 HAMPTON ROAD ESSENDON WEST VIC 3040	\$580,000	29-Sep-25
5/389 BUCKLEY STREET ABERFELDIE VIC 3040	\$590,000	12-Aug-25
389 BUCKLEY STREET ABERFELDIE VIC 3040	\$590,000	12-Aug-25

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: 04 February 2026



**3/14-16 HAMPTON ROAD
ESSENDON WEST VIC 3040**

2 1 1

Sold Price **\$580,000** Sold Date **29-Sep-25**

Distance **0km**

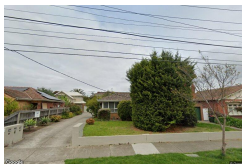


**5/389 BUCKLEY STREET
ABERFELDIE VIC 3040**

2 1 1

Sold Price **\$590,000** Sold Date **12-Aug-25**

Distance **0.74km**



**389 BUCKLEY STREET
ABERFELDIE VIC 3040**

2 1 1

Sold Price Sold Date **12-Aug-25**

Distance **0.74km**

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

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