

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

2/6 OGILVIE STREET 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

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

1/42 ARTHUR STREET ABERFELDIE VIC 3040	\$830,000	18-Jan-26
3/42 ARTHUR STREET ABERFELDIE VIC 3040	\$765,000	16-Jan-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: 18 May 2026



1/42 ARTHUR STREET ABERFELDIE VIC 3040 Sold Price **\$830,000** Sold Date **18-Jan-26**

 2
  1
  1

Distance **0.52km**



3/42 ARTHUR STREET ABERFELDIE VIC 3040 Sold Price **\$765,000** Sold Date **16-Jan-26**

 2
  1
  1

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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