

# 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

7 Roberts Street, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,975,000

### Median sale price

Median price \$1,700,000

Property Type House

Suburb Essendon

Period - From 01/04/2025

to 30/06/2025

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	53 Deakin St ESSENDON 3040	\$1,920,000	22/07/2025
2			
3			

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:

29/09/2025 10:17

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**Indicative Selling Price**

\$1,975,000

**Median House Price**

June quarter 2025: \$1,700,000



3   2   4

**Property Type:** House

**Land Size:** 562 sqm approx

Agent Comments

## Comparable Properties



**53 Deakin St ESSENDON 3040 (REI)**

Agent Comments

3   2   2

**Price:** \$1,920,000

**Method:** Private Sale

**Date:** 22/07/2025

**Property Type:** House

**Land Size:** 755 sqm approx

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.