

# 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

9/16 Winifred 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)

Range between \$440,000 & \$480,000

### Median sale price

Median price \$540,000 Property Type Unit Suburb Essendon

Period - From 01/01/2026 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	112/24 Leake St ESSENDON 3040	\$455,000	23/01/2026
2	108/222 Buckley St ESSENDON 3040	\$450,000	01/12/2025
3	M12/110 Keilor Rd ESSENDON NORTH 3041	\$450,000	27/11/2025

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:

11/05/2026 15:31



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**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$440,000 - \$480,000  
**Median Unit Price**  
March quarter 2026: \$540,000

## Comparable Properties



**112/24 Leake St ESSENDON 3040 (REI/VG)**

Agent Comments

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**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 23/01/2026  
**Property Type:** Apartment



**108/222 Buckley St ESSENDON 3040 (REI/VG)**

Agent Comments

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**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 01/12/2025  
**Property Type:** Apartment



**M12/110 Keilor Rd ESSENDON NORTH 3041 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 27/11/2025  
**Property Type:** Apartment

**Account - Biggin & Scott Inner North** | P: 03 9386 1855 | F: 03 9489 5788