

## 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 KEAM STREET ESSENDON NORTH VIC 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$825,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Essendon North

Period-from

01 Jul 2025

to

30 Jun 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 23A HALDANE ROAD NIDDRIE VIC 3042       | \$825,000 | 08-May-26 |
| 3/6 KEAM STREET ESSENDON NORTH VIC 3041 | \$820,000 | 24-Apr-25 |
| 7/15-17 HOTHAM ROAD NIDDRIE VIC 3042    | \$830,000 | 17-Mar-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: 27 July 2026

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**23A HALDANE ROAD NIDDRIE VIC 3042**

Sold Price

RS

**\$825,000**

Sold Date

**08-May-26**

 3  1  1

Distance

**1.36km**



**3/6 KEAM STREET ESSENDON NORTH VIC 3041**

Sold Price

**\$820,000**

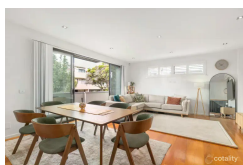
Sold Date

**24-Apr-25**

 3  2  2

Distance

**0.01km**



**7/15-17 HOTHAM ROAD NIDDRIE VIC 3042**

Sold Price

**\$830,000**

Sold Date

**17-Mar-26**

 3  3  1

Distance

**1.05km**

RS = Recent sale

UN = Undisclosed Sale

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