

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

18/6 WINIFRED 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

\$600,000

&

\$640,000

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

9/6 WINIFRED STREET ESSENDON VIC 3040	\$640,000	29-Jan-26
301/16 LEAKE STREET ESSENDON VIC 3040	\$607,000	16-Dec-25
12/82 RICHARDSON STREET ESSENDON VIC 3040	\$600,000	26-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: 16 May 2026



9/6 WINIFRED STREET ESSENDON VIC 3040

2 2 1

Sold Price

\$640,000

Sold Date

29-Jan-26

Distance

0km



301/16 LEAKE STREET ESSENDON VIC 3040

2 1 1

Sold Price

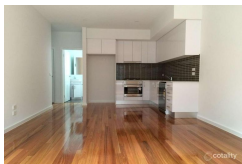
\$607,000

Sold Date

16-Dec-25

Distance

0.21km



12/82 RICHARDSON STREET ESSENDON VIC 3040

2 2 1

Sold Price

\$600,000

Sold Date

26-Jan-26

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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