

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

15/13 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Aug 2025

to

31 Jul 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

408/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$507,500	31-Mar-26
119/314 PASCOE VALE ROAD ESSENDON VIC 3040	\$480,000	06-Jul-26
9/16 WINIFRED STREET ESSENDON VIC 3040	\$460,000	04-Jul-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: 26 August 2026



**408/64 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price

\$507,500

Sold Date

31-Mar-26

 2  2  1

Distance

0.46km



**119/314 PASCOE VALE ROAD
ESSENDON VIC 3040**

Sold Price

\$480,000

Sold Date

06-Jul-26

 2  2  -

Distance

1.32km



**9/16 WINIFRED STREET
ESSENDON VIC 3040**

Sold Price

\$460,000

Sold Date

04-Jul-26

 2  1  1

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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