

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

7/7 WILLOW 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

\$529,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2025

to

28 Feb 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

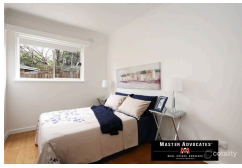
Date of sale

14/44 FLETCHER STREET ESSENDON VIC 3040	\$493,500	21-Oct-25
6/19 FLETCHER STREET ESSENDON VIC 3040	\$470,000	19-Oct-25
204/956 MT ALEXANDER ROAD ESSENDON VIC 3040	\$483,000	04-Dec-25

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: 31 March 2026

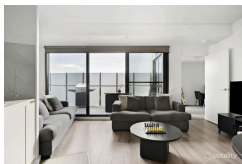

**14/44 FLETCHER STREET
ESSENDON VIC 3040**
 2
  1
  1

 Sold Price **\$493,500** Sold Date **21-Oct-25**

 Distance **0.23km**

**6/19 FLETCHER STREET
ESSENDON VIC 3040**
 2
  1
  1

 Sold Price **\$470,000** Sold Date **19-Oct-25**

 Distance **0.36km**

**204/956 MT ALEXANDER ROAD
ESSENDON VIC 3040**
 2
  1
  1

 Sold Price **\$483,000** Sold Date **04-Dec-25**

 Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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