

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2025

to

31 Jan 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
8/3 FLOWER STREET ESSENDON VIC 3040	\$515,000	06-Dec-25
4/8 BRAEMAR STREET ESSENDON VIC 3040	\$545,000	16-Oct-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: 04 February 2026



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

 2  1  1

Sold Price

**\$493,500**

Sold Date

**21-Oct-25**

Distance

**0.23km**



**8/3 FLOWER STREET ESSENDON  
VIC 3040**

 2  1  1

Sold Price

<sup>RS</sup> **\$515,000**

Sold Date

**06-Dec-25**

Distance

**0.43km**



**4/8 BRAEMAR STREET ESSENDON  
VIC 3040**

 2  1  1

Sold Price

**\$545,000**

Sold Date

**16-Oct-25**

Distance

**1.26km**

RS = Recent sale

UN = Undisclosed Sale

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