

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		or range between	\$480,000	&	\$528,000
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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

RS \$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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