

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

2/6 KEAM STREET ESSENDON NORTH VIC 3041

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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$414,500

Property type

Unit

Suburb

Essendon North

Period-from

01 Jun 2025

to

31 May 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

7/15-17 HOTHAM ROAD NIDDRIE VIC 3042	\$830,000	17-Mar-26
62 COGHLAN STREET NIDDRIE VIC 3042	\$750,000	15-Jun-26
23A HALDANE ROAD NIDDRIE VIC 3042	\$825,000	08-May-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: 25 June 2026



7/15-17 HOTHAM ROAD NIDDRIE VIC 3042

Sold Price

^{RS}

\$830,000

Sold Date

17-Mar-26

 3  3  1

Distance

1.05km



62 COGHLAN STREET NIDDRIE VIC 3042

Sold Price

^{RS}

\$750,000

^{UN}

Sold Date

15-Jun-26

 3  2  2

Distance

1.41km



23A HALDANE ROAD NIDDRIE VIC 3042

Sold Price

^{RS}

\$825,000

Sold Date

08-May-26

 3  1  1

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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