

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 9/16 Winifred Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$495,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Essendon

Period - From 27/04/2025 to 26/04/2026 Source Property Data

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 six 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
1	112/24 Leake St ESSENDON 3040	\$455,000	23/01/2026
2	204/956 Mt Alexander Rd ESSENDON 3040	\$483,000	04/12/2025
3	401/314 Pascoe Vale Rd ESSENDON 3040	\$485,000	29/11/2025

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 six months.~~

This Statement of Information was prepared on: 27/04/2026 12:30



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000

Median Unit Price
27/04/2025 - 26/04/2026: \$550,000

Comparable Properties



112/24 Leake St ESSENDON 3040 (REI)

[Agent Comments](#)

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Price: \$455,000
Method: Private Sale
Date: 23/01/2026
Property Type: Apartment



204/956 Mt Alexander Rd ESSENDON 3040 (REI/VG)

[Agent Comments](#)

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Price: \$483,000
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment



401/314 Pascoe Vale Rd ESSENDON 3040 (REI/VG)

[Agent Comments](#)

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Price: \$485,000
Method: Private Sale
Date: 29/11/2025
Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788