

# 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  
80 Kerferd Street, Essendon North, Vic 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$1,550,000

& \$1,650,000

### Median sale price

Median price \$1,350,500 Property type House Suburb Essendon North

Period - From 01/10/2025 to 31/12/2025 Source  PropTrack

### 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
2 Ronald Street, Essendon North, VIC 3041	\$1,620,000	15/10/2025
23 Oshannassy Street, Essendon North, VIC 3041	\$1,760,000	30/11/2025
28 Kerferd Street, Essendon North, VIC 3041	\$1,800,000	26/11/2025

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: 14/01/2026