

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

5/2 SCOTT 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Mar 2025

to

28 Feb 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

11/2 SCOTT STREET ESSENDON VIC 3040	\$870,000	11-Nov-25
12/6 STURT STREET ESSENDON VIC 3040	\$880,000	17-Dec-25
5/8 LINCOLN ROAD ESSENDON VIC 3040	\$860,000	18-Dec-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: 02 March 2026



**11/2 SCOTT STREET ESSENDON
VIC 3040**

 3  2  2

Sold Price

\$870,000

Sold Date

11-Nov-25

Distance

0km



**12/6 STURT STREET ESSENDON
VIC 3040**

 3  2  2

Sold Price

\$880,000

Sold Date

17-Dec-25

Distance

1.09km



**5/8 LINCOLN ROAD ESSENDON
VIC 3040**

 2  1  1

Sold Price

\$860,000

Sold Date

18-Dec-25

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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