

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

609/19 RUSSELL 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,500

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2024

to

30 Sep 2025

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

204/19 RUSSELL STREET ESSENDON VIC 3040	\$310,000	20-Aug-25
307/19 RUSSELL STREET ESSENDON VIC 3040	\$320,000	23-Aug-25
14/13 WINIFRED STREET ESSENDON VIC 3040	\$315,000	05-Sep-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: 22 October 2025



204/19 RUSSELL STREET ESSENDON VIC 3040

1 1 1

Sold Price **\$310,000** Sold Date **20-Aug-25**

Distance **0km**



307/19 RUSSELL STREET ESSENDON VIC 3040

1 1 1

Sold Price ^{RS} **\$320,000** Sold Date **23-Aug-25**

Distance **0km**



14/13 WINIFRED STREET ESSENDON VIC 3040

1 1 1

Sold Price **\$315,000** Sold Date **05-Sep-25**

Distance **1.42km**

RS = Recent sale **UN** = Undisclosed Sale

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