

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

5/89 Bulla Road, Essendon North Vic 3041

Indicative selling price

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

Single price

\$760,000

Median sale price

Median price

\$870,000

Property Type

Townhouse

Suburb

Essendon North

Period - From

12/04/2024

to

11/04/2025

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	13/47 Hamilton St NIDDRIE 3042	\$780,000	14/02/2025
2	1/359 Napier St STRATHMORE 3041	\$780,000	07/02/2025
3	6/47 Hamilton St NIDDRIE 3042	\$760,000	21/12/2024

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:

12/04/2025 10:42



 3  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$760,000

Median Townhouse Price

12/04/2024 - 11/04/2025: \$870,000

Comparable Properties



13/47 Hamilton St NIDDRIE 3042 (REI/VG)

Agent Comments

 3  2  2

Price: \$780,000

Method: Sold Before Auction

Date: 14/02/2025

Property Type: Townhouse (Res)



1/359 Napier St STRATHMORE 3041 (VG)

Agent Comments

 3  -  -

Price: \$780,000

Method: Sale

Date: 07/02/2025

Property Type: Flat/Unit/Apartment (Res)



6/47 Hamilton St NIDDRIE 3042 (REI/VG)

Agent Comments

 3  2  2

Price: \$760,000

Method: Private Sale

Date: 21/12/2024

Property Type: Townhouse (Single)

Land Size: 119 sqm approx

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