

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

3/444 BUCKLEY STREET ESSENDON WEST 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

\$995,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Essendon West

Period-from

01 Apr 2025

to

31 Mar 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

Address of comparable property	Price	Date of sale
2/324A BUCKLEY STREET ESSENDON VIC 3040	\$1,035,000	05-Mar-26

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: 27 April 2026

**2/324A BUCKLEY STREET
ESSENDON VIC 3040**

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Sold Price ^{RS} **\$1,035,000** ^{UN} Sold Date **05-Mar-26**Distance **1.17km****RS** = Recent sale**UN** = Undisclosed Sale

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