

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

16/146 COOPER 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Essendon

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

12/146 COOPER STREET ESSENDON VIC 3040	\$555,000	14-Jul-25
505/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$550,000	10-Apr-25
204/11 GLASS STREET ESSENDON VIC 3040	\$525,000	05-Apr-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: 15 July 2025



**12/146 COOPER STREET
ESSENDON VIC 3040**

2 2 1

Sold Price

RS

\$555,000

Sold Date

14-Jul-25

Distance

0km



**505/1050 MT ALEXANDER ROAD
ESSENDON VIC 3040**

2 2 -

Sold Price

\$550,000

Sold Date

10-Apr-25

Distance

1.48km



**204/11 GLASS STREET ESSENDON
VIC 3040**

2 1 1

Sold Price

\$525,000

Sold Date

05-Apr-25

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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