

## 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

1/63 HAMPTON ROAD 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	\$810,000	&	\$890,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$875,250	Property type	Unit	Suburb	Essendon West
Period-from	01 Feb 2025	to	31 Jan 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
2/21 HAMILTON STREET NIDDRIE VIC 3042	\$812,500	06-Dec-25
2/126 COOPER STREET ESSENDON VIC 3040	\$890,000	19-Sep-25
2/21 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034	\$860,000	22-Oct-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: 04 February 2026

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**2/21 HAMILTON STREET NIDDRIE  
VIC 3042**

Sold Price

<sup>RS</sup> **\$812,500** Sold Date **06-Dec-25**

3

2

2

Distance

**1.68km**



**2/126 COOPER STREET ESSENDON  
VIC 3040**

Sold Price **\$890,000** Sold Date **19-Sep-25**

3

2

2

Distance

**1.86km**



**2/21 RIVIERA ROAD AVONDALE  
HEIGHTS VIC 3034**

Sold Price

**\$860,000** Sold Date **22-Oct-25**

3

2

2

Distance

**1.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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