

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

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



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

Sold Price

^{RS} **\$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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