

## 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

5/17 ROYAL AVENUE ESSENDON NORTH VIC 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Essendon North

Period-from

01 May 2025

to

30 Apr 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

4/29 ROYAL AVENUE ESSENDON NORTH VIC 3041	\$690,000	21-Dec-25
5/294 KEILOR ROAD ESSENDON NORTH VIC 3041	\$700,000	14-Nov-25
7/24 WINIFRED STREET ESSENDON VIC 3040	\$690,000	10-Feb-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: 06 May 2026

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**4/29 ROYAL AVENUE ESSENDON  
NORTH VIC 3041**

2 1 1

Sold Price

**\$690,000**

Sold Date

**21-Dec-25**

Distance

**0.1km**



**5/294 KEILOR ROAD ESSENDON  
NORTH VIC 3041**

2 2 2

Sold Price

**\$700,000**

Sold Date

**14-Nov-25**

Distance

**0.84km**



**7/24 WINIFRED STREET  
ESSENDON VIC 3040**

2 2 1

Sold Price

**\$690,000**

Sold Date

**10-Feb-26**

Distance

**0.9km**

RS = Recent sale

UN = Undisclosed Sale

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