

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

2/34 KERFERD STREET ESSENDON NORTH VIC 3041

Indicative selling price

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

Single Price

\$1,290,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,197,500

Property type

House

Suburb

Essendon North

Period-from

01 Mar 2025

to

28 Feb 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
65 BULLA ROAD ESSENDON NORTH VIC 3041	\$1,215,000	23-Sep-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: 30 March 2026

**65 BULLA ROAD ESSENDON
NORTH VIC 3041**

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Sold Price **\$1,215,000** Sold Date **23-Sep-25**Distance **0.21km****RS** = Recent sale**UN** = Undisclosed Sale

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