

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

320/2 Gillies Street, Essendon North, VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$400,000

&

\$439,990

Median sale price

Median price

\$415,000

Property Type

House

Suburb

Essendon North (3041)

Period - From

01/08/2015

to

01/08/2026

Source

Realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
305/110 Keilor Rd, Essendon North, Vic 3041	\$439,000	27/01/2026
304/110 Keilor Rd ESSENDON NORTH 3041 VIC	\$420,000	17/06/2026
1/294 Keilor Road, Essendon North, Vic 3041	\$435,000	10/06/2026

This Statement of Information was prepared on: 12/08/2026

