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	406/29 RUSSELL STREET ESSENDON 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	$349,000	&	$369,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	Essendon
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
7/139 NAPIER STREET ESSENDON VIC 3040	$386,000	15-Oct-25
103/19 RUSSELL STREET ESSENDON VIC 3040	$370,000	18-Feb-26
402/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	$377,500	14-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: 13 March 2026

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7/139 NAPIER STREET ESSENDON VIC 3040

1 1 1

Sold Price **$386,000** Sold Date **15-Oct-25**

Distance **0.62km**



103/19 RUSSELL STREET ESSENDON VIC 3040

1 1 1

Sold Price RS **$370,000** Sold Date **18-Feb-26**

Distance **0.04km**



402/1050 MT ALEXANDER ROAD ESSENDON VIC 3040

1 1 1

Sold Price **$377,500** Sold Date **14-Oct-25**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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