

## 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

62 KING STREET ESSENDON VIC 3040

### 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

\$2,550,000

&

\$2,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,660,000

Property type

House

Suburb

Essendon

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 20 CUDMORE STREET ESSENDON VIC 3040 | \$2,600,000 | 12-Jun-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: 18 November 2025