

# 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 9/16 Winifred 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)

Range between \$460,000 & \$499,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Essendon

Period - From 15/04/2025 to 14/04/2026 Source Property Data

### 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 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
1	204/956 Mt Alexander Rd ESSENDON 3040	\$483,000	04/12/2025
2	121/294 Keilor Rd ESSENDON NORTH 3041	\$499,000	04/12/2025
3	401/314 Pascoe Vale Rd ESSENDON 3040	\$485,000	29/11/2025

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 six months.~~

This Statement of Information was prepared on: 15/04/2026 14:29



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**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$460,000 - \$499,000

**Median Unit Price**  
15/04/2025 - 14/04/2026: \$550,000

## Comparable Properties



**204/956 Mt Alexander Rd ESSENDON 3040 (REI/VG)**

Agent Comments

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**Price:** \$483,000  
**Method:** Private Sale  
**Date:** 04/12/2025  
**Property Type:** Apartment



**121/294 Keilor Rd ESSENDON NORTH 3041 (REI/VG)**

Agent Comments

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**Price:** \$499,000  
**Method:** Private Sale  
**Date:** 04/12/2025  
**Property Type:** Apartment



**401/314 Pascoe Vale Rd ESSENDON 3040 (REI/VG)**

Agent Comments

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**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 29/11/2025  
**Property Type:** Apartment

**Account - Biggin & Scott Inner North** | P: 03 9386 1855 | F: 03 9489 5788