

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

321/2 GILLIES 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

or range
between

\$475,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Essendon North

Period-from

01 Jul 2025

to

30 Jun 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

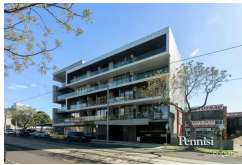
Date of sale

411/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$505,000	16-Jan-26
408/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$507,500	31-Mar-26

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: 15 July 2026



**411/64 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price

\$505,000

Sold Date

16-Jan-26



2



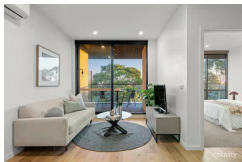
2



1

Distance

0.25km



**408/64 KEILOR ROAD ESSENDON
NORTH VIC 3041**

Sold Price

\$507,500

Sold Date

31-Mar-26



2



2



1

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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