

## 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

108/40 COLLINS 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

\$460,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 May 2025

to

30 Apr 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

213/36 COLLINS STREET ESSENDON VIC 3040	\$495,000	12-Feb-25
301/40 COLLINS STREET ESSENDON VIC 3040	\$492,500	20-Dec-25
308/40 COLLINS STREET ESSENDON VIC 3040	\$516,000	09-Feb-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: 06 May 2026


**213/36 COLLINS STREET  
ESSENDON VIC 3040**
 2
  2
  1

 Sold Price **\$495,000** Sold Date **12-Feb-25**

 Distance **0km**

**301/40 COLLINS STREET  
ESSENDON VIC 3040**
 2
  2
  1

 Sold Price **\$492,500** Sold Date **20-Dec-25**

 Distance **0km**

**308/40 COLLINS STREET  
ESSENDON VIC 3040**
 2
  2
  1

 Sold Price **\$516,000** Sold Date **09-Feb-25**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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