

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 9/37 Grice Crescent, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000 & \$490,000

Median sale price

Median price \$575,500 Property Type Unit Suburb Essendon

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	14/44 Fletcher St ESSENDON 3040	\$475,500	24/10/2025
2	6/19 Fletcher St ESSENDON 3040	\$470,000	19/10/2025
3	5/164 Napier St ESSENDON 3040	\$475,000	11/09/2025

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: 13/01/2026 12:51

Anthony Monteleone
9387 5888
0408 081 000

anthonymonteleone@jellisrcraig.com.au

Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

December quarter 2025: \$575,500



Property Type: Unit

Land Size: 57 sqm approx

Agent Comments

Comparable Properties



14/44 Fletcher St ESSENDON 3040 (REI)

Agent Comments



Price: \$475,500

Method: Private Sale

Date: 24/10/2025

Property Type: Unit



6/19 Fletcher St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 19/10/2025

Rooms: 3

Property Type: Flat



5/164 Napier St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 11/09/2025

Property Type: Flat

Account - Jellis Craig | P: 03 9387 5888