

# 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 34 Afton Street, Essendon West Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,700,000

### Median sale price

Median price \$1,520,000 Property Type House Suburb Essendon West

Period - From 01/01/2025 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	26 Ogilvie St ESSENDON 3040	\$1,720,000	21/02/2026
2	69 Spencer St ESSENDON 3040	\$1,705,000	13/12/2025
3	29 Afton St ABERFELDIE 3040	\$1,705,000	07/12/2025

**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: 11/03/2026 13:24



 3    1    5

**Property Type:** House  
**Land Size:** 748m<sup>2</sup> sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000  
**Median House Price**  
Year ending December 2025: \$1,520,000

## Comparable Properties



**26 Ogilvie St ESSENDON 3040 (REI)**

[Agent Comments](#)

 4    2    4

**Price:** \$1,720,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 572 sqm approx



**69 Spencer St ESSENDON 3040 (REI)**

[Agent Comments](#)

 3    1    2

**Price:** \$1,705,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



**29 Afton St ABERFELDIE 3040 (REI)**

[Agent Comments](#)

 7    3    4

**Price:** \$1,705,000  
**Method:** Private Sale  
**Date:** 07/12/2025  
**Property Type:** House (Res)  
**Land Size:** 723 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655