

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

76 PRICE STREET ESSENDON VIC 3040

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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,660,000

Property type

House

Suburb

Essendon

Period-from

01 Feb 2025

to

31 Jan 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

68 HOFFMANS ROAD ESSENDON VIC 3040	\$1,210,000	08-Nov-25
40B COOPER STREET ESSENDON VIC 3040	\$1,039,800	28-Oct-25
36 DIAMOND STREET NIDDRIE VIC 3042	\$1,200,000	23-Nov-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: 24 February 2026

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**68 HOFFMANS ROAD ESSENDON
VIC 3040**

 3  2  1

Sold Price

\$1,210,000

Sold Date **08-Nov-25**

Distance **0.43km**



**40B COOPER STREET ESSENDON
VIC 3040**

 3  1  2

Sold Price

\$1,039,800

Sold Date **28-Oct-25**

Distance **0.51km**



**36 DIAMOND STREET NIDDRIE VIC
3042**

 3  2  1

Sold Price

\$1,200,000

Sold Date **23-Nov-25**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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