

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

3/28 Flower Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$846,000 Property Type Townhouse Suburb Essendon

Period - From 06/02/2025 to 05/02/2026 Source Property Data

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.~~

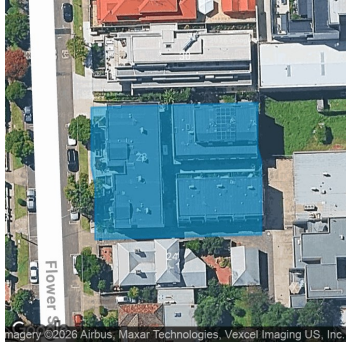
	Address of comparable property	Price	Date of sale
1	4/7 Overman Ct ESSENDON 3040	\$1,350,000	31/01/2026
2			
3			

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:

06/02/2026 09:52



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
06/02/2025 - 05/02/2026: \$846,000

Comparable Properties



4/7 Overman Ct ESSENDON 3040 (REI)

Agent Comments

 4  3  2

Price: \$1,350,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Townhouse (Single)

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.

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