

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

25 Nimmo Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,871,000 Property Type House 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	69 Spencer St ESSENDON 3040	\$1,705,000	13/12/2025
2	50 Ogilvie St ESSENDON 3040	\$1,800,000	10/12/2025
3	69 Scott St MOONEE PONDS 3039	\$1,850,000	03/10/2025

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.~~

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Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

December quarter 2025: \$1,871,000

**Property Type:** House**Land Size:** 546 sqm approx**Agent Comments**

A home with heart, ready for a new chapter.

Comparable Properties

**69 Spencer St ESSENDON 3040 (REI)****Price:** \$1,705,000**Method:** Auction Sale**Date:** 13/12/2025**Property Type:** House (Res)**Land Size:** 697 sqm approx**Agent Comments**

Bigger land content; lacks additional bedroom space.

**50 Ogilvie St ESSENDON 3040 (REI)****Price:** \$1,800,000**Method:** Private Sale**Date:** 10/12/2025**Property Type:** House**Land Size:** 652 sqm approx**Agent Comments**

Both properties share a bricked facade, along with the same accommodation. Bigger land content.

**69 Scott St MOONEE PONDS 3039 (REI/VG)****Price:** \$1,850,000**Method:** Private Sale**Date:** 03/10/2025**Property Type:** House**Land Size:** 648 sqm approx**Agent Comments**

Both properties double storey and bricked. Same accommodation. Bigger land content.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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