

# 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

31 Alfred Road, Essendon Vic 3040

### Indicative selling price

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

Range between \$2,150,000 & \$2,250,000

### Median sale price

Median price \$1,900,000 Property Type House Suburb Essendon

Period - From 01/01/2026 to 31/03/2026 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	56 Salisbury St MOONEE PONDS 3039	\$2,170,000	21/03/2026
2	41 Woodland St ESSENDON 3040	\$2,250,000	14/03/2026
3	27 Glass St ESSENDON 3040	\$2,250,000	08/12/2025

**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:

27/04/2026 14:58

Christian Lonzi  
8378 0500  
0403 344 279

christianlonzi@jellisrcraig.com.au

**Indicative Selling Price**

\$2,150,000 - \$2,250,000

**Median House Price**

March quarter 2026: \$1,900,000



4 2 4

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

**Agent Comments**

Rendered four bedroom property.

## Comparable Properties



**56 Salisbury St MOONEE PONDS 3039 (REI)**

5 3 2

**Price:** \$2,170,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** House (Res)

**Agent Comments**

Superior as the property offers an additional living space. Inferior as the property lacks additional living zones for a bigger family.



**41 Woodland St ESSENDON 3040 (REI)**

5 2 5

**Price:** \$2,250,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 622 sqm approx

**Agent Comments**

Superior offering an additional bedroom zone. Inferior land content size. Both properties are in close proximity to local amenities.



**27 Glass St ESSENDON 3040 (REI/VG)**

4 4 2

**Price:** \$2,250,000

**Method:** Sold Before Auction

**Date:** 08/12/2025

**Property Type:** House (Res)

**Land Size:** 289 sqm approx

**Agent Comments**

Both properties offer an modernised touch, making them both turn key and easy to maintain. Additionally, accommodation is alike. Superior as the property offers a pool. Inferior land content.

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