

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

9 Garden Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

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	24 Mary St ESSENDON 3040	\$2,900,000	03/02/2026
2	23 Ogilvie St ESSENDON 3040	\$3,160,000	06/11/2025
3	37 Flower St ESSENDON 3040	\$3,130,000	08/11/2025

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:

23/04/2026 15:55



4 3 4

Property Type: House

Agent Comments

Brand new build in the heart of Essendon.

Indicative Selling Price

\$2,900,000 - \$3,190,000

Median House Price

March quarter 2026: \$1,900,000

Comparable Properties

24 Mary St ESSENDON 3040 (REI)

5 5 3

Price: \$2,900,000

Method:

Date: 03/02/2026

Property Type: House

Agent Comments

Both properties are a new build. Superior as the property offers an additional bedroom space. Inferior smaller land content.

23 Ogilvie St ESSENDON 3040 (REI)

4 3 3

Price: \$3,160,000

Method:

Date: 06/11/2025

Property Type: House

Agent Comments

New build offering comparable accommodation. Superior as closer to local amenities. Inferior land content.



37 Flower St ESSENDON 3040 (REI/VG)

4 4 2

Price: \$3,130,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 506 sqm approx

Agent Comments

Slightly older build with the same accommodation. Smaller land content.

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