

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

6a Price Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,680,000 & \$1,800,000

Median sale price

Median price \$1,843,000 Property Type House Suburb Essendon

Period - From 01/04/2025 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	40a Jackson St NIDDRIE 3042	\$1,650,000	10/03/2026
2	119 Hoffmans Rd NIDDRIE 3042	\$1,715,500	04/03/2026
3	3a Sussex St MOONEE PONDS 3039	\$1,775,000	05/11/2025

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:

17/04/2026 13:03

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Indicative Selling Price

\$1,680,000 - \$1,800,000

Median House Price

Year ending March 2026: \$1,843,000



Property Type: House

Agent Comments

Modern 4 bedroom property.

Comparable Properties



40a Jackson St NIDDRIE 3042 (REI)



Price: \$1,650,000

Method: Private Sale

Date: 10/03/2026

Rooms: 6

Property Type: House (Res)

Land Size: 325 sqm approx

Agent Comments

Offering inferior accommodation.
Similar style property.



119 Hoffmans Rd NIDDRIE 3042 (REI/VG)



Price: \$1,715,500

Method: Private Sale

Date: 04/03/2026

Rooms: 7

Property Type: House (Res)

Land Size: 348 sqm approx

Agent Comments

Inferior located. Offering comparable
accommodation.



3a Sussex St MOONEE PONDS 3039 (REI/VG)



Price: \$1,775,000

Method: Sold Before Auction

Date: 05/11/2025

Property Type: Townhouse (Res)

Land Size: 317 sqm approx

Agent Comments

Offering comparable accommodation.
Similar style property

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



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