

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

99 Hedderwick Street, Essendon Vic 3040

Indicative selling price

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

Range between

\$3,250,000

&

\$3,575,000

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	5 Crisp St ESSENDON 3040	\$3,200,000	07/11/2025
2	29 Kalimna St ESSENDON 3040	\$3,500,000	25/03/2026
3	38 Braemar St ESSENDON 3040	\$3,600,000	14/03/2026

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 14:37



 5  3  4

Property Type: House (Res)

Land Size: 946 sqm approx

Agent Comments

Indicative Selling Price

\$3,250,000 - \$3,575,000

Median House Price

March quarter 2026: \$1,900,000

Comparable Properties



5 Crisp St ESSENDON 3040 (REI)

Agent Comments

 5  3  4

Price: \$3,200,000

Method: Private Sale

Date: 07/11/2025

Property Type: House

Land Size: 698 sqm approx



29 Kalimna St ESSENDON 3040 (REI)

Agent Comments

 5  3  4

Price: \$3,500,000

Method: Private Sale

Date: 25/03/2026

Property Type: House

Land Size: 1001 sqm approx



38 Braemar St ESSENDON 3040 (REI)

Agent Comments

 5  4  4

Price: \$3,600,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House

Land Size: 969 sqm approx

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