

## 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

39 NAPIER STREET ESSENDON VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,708,000

Property type

House

Suburb

Essendon

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 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

3 LINCOLN ROAD ESSENDON VIC 3040	\$1,510,000	21-Feb-26
45-47 FLETCHER STREET ESSENDON VIC 3040	\$1,590,000	16-Apr-26
59 NAPIER STREET ESSENDON VIC 3040	\$1,330,000	17-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 23 April 2026


**3 LINCOLN ROAD ESSENDON VIC 3040**

Sold Price

<sup>RS</sup> **\$1,510,000**

Sold Date

**21-Feb-26**
 - 
  - 
  -
 

Distance

**0.88km**

**45-47 FLETCHER STREET ESSENDON VIC 3040**

Sold Price

<sup>RS</sup> **\$1,590,000**

Sold Date

**16-Apr-26**
 - 
  - 
  3
 

Distance

**0.28km**

**59 NAPIER STREET ESSENDON VIC 3040**

Sold Price

**\$1,330,000**

Sold Date

**17-Feb-26**
 3 
  2 
  2
 

Distance

**0.05km**

RS = Recent sale

UN = Undisclosed Sale

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