

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

1/10 Bulla Road, Essendon Vic 3040

Indicative selling price

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

Range between

\$1,060,000

&

\$1,150,000

Median sale price

Median price

\$840,000

Property Type

Townhouse

Suburb

Essendon

Period - From

23/02/2025

to

22/02/2026

Source

Property Data

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	27a Greville St ESSENDON NORTH 3041	\$1,075,000	19/12/2025
2	1/116 Glass St ESSENDON 3040	\$1,075,000	18/11/2025
3	4/3 Sturt St ESSENDON 3040	\$1,102,000	11/10/2025

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:

23/02/2026 11:26



 4  1  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,060,000 - \$1,150,000
Median Townhouse Price
23/02/2025 - 22/02/2026: \$840,000

Comparable Properties



27a Greville St ESSENDON NORTH 3041 (VG)

Agent Comments

 3  -  -

Price: \$1,075,000
Method: Sale
Date: 19/12/2025
Property Type: Flat/Unit/Apartment (Res)



1/116 Glass St ESSENDON 3040 (REI/VG)

Agent Comments

 3  3  3

Price: \$1,075,000
Method: Private Sale
Date: 18/11/2025
Property Type: Townhouse (Single)



4/3 Sturt St ESSENDON 3040 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,102,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)
Land Size: 101 sqm approx

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