

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

44 Price Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Essendon

Period - From 01/01/2025 to 31/12/2025 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	132 Deakin St ESSENDON 3040	\$1,555,000	11/10/2025
2	28 Bradshaw St ESSENDON 3040	\$1,650,000	10/09/2025
3	42 Mccracken St ESSENDON 3040	\$1,645,000	06/09/2025

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:

26/02/2026 15:49

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 572 sqm approx**Agent Comments**

Unrenovated home on generous allotment of land

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2025: \$1,800,000

Comparable Properties

**132 Deakin St ESSENDON 3040 (REI/VG)****Price:** \$1,555,000**Method:** Private Sale**Date:** 11/10/2025**Property Type:** House**Land Size:** 636 sqm approx**Agent Comments**

Similar accommodation, similar land size, same suburb

28 Bradshaw St ESSENDON 3040 (REI/VG)**Price:** \$1,650,000**Method:** Sold Before Auction**Date:** 10/09/2025**Property Type:** House (Res)**Land Size:** 546 sqm approx**Agent Comments**

Similar accommodation, similar land size, same suburb

**42 Mccracken St ESSENDON 3040 (REI/VG)****Price:** \$1,645,000**Method:** Auction Sale**Date:** 06/09/2025**Property Type:** House (Res)**Land Size:** 566 sqm approx**Agent Comments**

Similar accommodation, similar land size, same suburb