

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 3/157 Deakin Street, Essendon Vic 3040

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$575,500 Property Type Unit Suburb Essendon

Period - From 01/10/2025 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	2/28 Walters Av AIRPORT WEST 3042	\$872,000	07/02/2026
2	2/60 Bowes Av AIRPORT WEST 3042	\$848,000	19/01/2026
3	39a Muriel St NIDDRIE 3042	\$840,500	15/11/2025

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: 16/02/2026 10:22



3 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

December quarter 2025: \$575,500

Comparable Properties



2/28 Walters Av AIRPORT WEST 3042 (REI)

Agent Comments

3 2 2

Price: \$872,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Townhouse (Res)



2/60 Bowes Av AIRPORT WEST 3042 (REI)

Agent Comments

3 2 2

Price: \$848,000

Method: Sold Before Auction

Date: 19/01/2026

Rooms: 4

Property Type: Townhouse (Res)



39a Muriel St NIDDRIE 3042 (REI/VG)

Agent Comments

3 1 1

Price: \$840,500

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)