

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

40 ARDOCH STREET ESSENDON VIC 3040

Indicative selling price

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

Single Price

or range
between

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Essendon

Period-from

01 Feb 2025

to

31 Jan 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

| | | |
|--------------------------------------|-----------|-----------|
| 12/6 STURT STREET ESSENDON VIC 3040 | \$880,000 | 17-Dec-25 |
| 3/5 FLOWER STREET ESSENDON VIC 3040 | \$900,000 | 07-Apr-25 |
| 2/33 LAWSON STREET ESSENDON VIC 3040 | \$935,000 | 09-Mar-25 |

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: 17 February 2026

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**12/6 STURT STREET ESSENDON
VIC 3040**

 3  2  2

Sold Price

^{RS} **\$880,000**

Sold Date

17-Dec-25

Distance

0.68km



**3/5 FLOWER STREET ESSENDON
VIC 3040**

 2  2  1

Sold Price

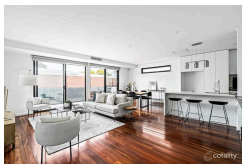
\$900,000

Sold Date

07-Apr-25

Distance

1.1km



**2/33 LAWSON STREET ESSENDON
VIC 3040**

 3  2  2

Sold Price

\$935,000

Sold Date

09-Mar-25

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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