

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

132A Ogilvie Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,871,000 Property Type House 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	34a May St ABERFELDIE 3040	\$2,050,000	23/12/2025
2	32 Dublin Av STRATHMORE 3041	\$2,155,000	27/11/2025
3	2/143a Roberts St ESSENDON 3040	\$2,400,000	20/11/2025

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.~~

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4 3 2

Property Type: House
Land Size: 406 sqm approx

Agent Comments

Space, style and convenience all in the heart of Essendon.

Indicative Selling Price
\$2,000,000 - \$2,200,000

Median House Price
December quarter 2025: \$1,871,000

Comparable Properties



34a May St ABERFELDIE 3040 (REI)

4 3 2

Price: \$2,050,000
Method: Private Sale
Date: 23/12/2025
Property Type: House (Res)

Agent Comments

Both properties share the same accommodation and are internally updated. Inferior as smaller land content.



32 Dublin Av STRATHMORE 3041 (REI)

4 2 2

Price: \$2,155,000
Method: Sold Before Auction
Date: 27/11/2025
Property Type: House (Res)
Land Size: 403 sqm approx

Agent Comments

Both superior with the same accommodation and similar land content. This property is single level, which may be favourable to a broader market.



2/143a Roberts St ESSENDON 3040 (REI)

4 3 2

Price: \$2,400,000
Method: Private Sale
Date: 20/11/2025
Property Type: House
Land Size: 390 sqm approx

Agent Comments

Both properties have the same accommodation, and are in close proximity to amenities. Inferior as smaller land content. Newer build.

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