

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 41 Woodland 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	53 Primrose St MOONEE PONDS 3039	\$2,025,000	27/11/2025
2	24 Marco Polo St ESSENDON 3040	\$2,132,500	25/10/2025
3	65 Glenview Rd STRATHMORE 3041	\$2,200,000	23/10/2025

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: 03/02/2026 15:54



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
December quarter 2025: \$1,871,000

Comparable Properties



53 Primrose St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$2,025,000
Method: Sold Before Auction
Date: 27/11/2025
Property Type: House (Res)
Land Size: 520 sqm approx



24 Marco Polo St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$2,132,500
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 446 sqm approx



65 Glenview Rd STRATHMORE 3041 (REI)

Agent Comments



Price: \$2,200,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: House (Res)
Land Size: 650 sqm approx

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