

# 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

18 Lincoln Road, Essendon Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$1,950,000

### 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	49 Derby St MOONEE PONDS 3039	\$1,875,000	12/12/2025
2	38 Pearl St NIDDRIE 3042	\$1,860,000	23/10/2025
3	19a Ruby St ESSENDON WEST 3040	\$1,900,000	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:

11/02/2026 13:42

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5 4 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,850,000 - \$1,950,000

**Median House Price**

December quarter 2025: \$1,871,000

## Comparable Properties



**49 Derby St MOONEE PONDS 3039 (REI)**

Agent Comments

4 3 3

**Price:** \$1,875,000

**Method:** Sold Before Auction

**Date:** 12/12/2025

**Property Type:** House (Res)



**38 Pearl St NIDDRIE 3042 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,860,000

**Method:** Auction Sale

**Date:** 23/10/2025

**Property Type:** House (Res)

**Land Size:** 361 sqm approx



**19a Ruby St ESSENDON WEST 3040 (REI/VG)**

Agent Comments

4 3 4

**Price:** \$1,900,000

**Method:** Sold Before Auction

**Date:** 06/09/2025

**Property Type:** House (Res)

**Land Size:** 389 sqm approx

Account - Whitefox Real Estate | P: 96459699



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