

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

10/96 Glass Street, Essendon Vic 3040

Indicative selling price

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

Range between \$445,000 & \$475,000

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	4/30 Richardson St ESSENDON 3040	\$440,000	18/12/2025
2	6/11 Mcculloch St ESSENDON NORTH 3041	\$450,000	12/11/2025
3	14/44 Fletcher St ESSENDON 3040	\$475,500	24/10/2025

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:

13/02/2026 08:58



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$445,000 - \$475,000

Median Unit Price

December quarter 2025: \$575,500

Comparable Properties



4/30 Richardson St ESSENDON 3040 (REI/VG)

Agent Comments

 1  1  1

Price: \$440,000

Method: Auction Sale

Date: 18/12/2025

Property Type: Unit



6/11 Mcculloch St ESSENDON NORTH 3041 (REI/VG)

Agent Comments

 2  1  1

Price: \$450,000

Method: Sold Before Auction

Date: 12/11/2025

Property Type: Apartment



14/44 Fletcher St ESSENDON 3040 (REI)

Agent Comments

 2  1  1

Price: \$475,500

Method: Private Sale

Date: 24/10/2025

Property Type: Unit

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655