

# 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

3/94 Primrose Street, 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 \$420,000 & \$460,000

### 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	1/31 Raleigh St ESSENDON 3040	\$440,000	21/01/2026
2	4/30 Richardson St ESSENDON 3040	\$440,000	18/12/2025
3	6/12 Fletcher St ESSENDON 3040	\$425,000	10/12/2025

**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:

24/02/2026 09:57



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

December quarter 2025: \$575,500

## Comparable Properties



1/31 Raleigh St ESSENDON 3040 (REI/VG)

1 1 1

Price: \$440,000

Method: Private Sale

Date: 21/01/2026

Rooms: 3

Property Type: Flat

Agent Comments

Superior as the property is updated internally and is in close proximity to local amenities. Inferior as the property lacks an additional bedroom space, making it smaller internally.



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

1 1 1

Price: \$440,000

Method: Auction Sale

Date: 18/12/2025

Property Type: Unit

Agent Comments

Superior location and offering a court yard space. Inferior as lacks an additional bedroom.



6/12 Fletcher St ESSENDON 3040 (REI/VG)

2 1 1

Price: \$425,000

Method: Private Sale

Date: 10/12/2025

Property Type: House

Land Size: 1600 sqm approx

Agent Comments

Superior as internal living space is bigger. Both properties host the same accommodation. Inferior internally.