

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

103A Mcpherson 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 \$1,400,000 & \$1,480,000

### 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 five kilometres of the property for sale in the last 18 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	1/7 Overman Ct ESSENDON 3040	\$1,520,000	19/12/2025
2	48a Vine St MOONEE PONDS 3039	\$1,515,000	18/12/2025
3	6 Evans St MOONEE PONDS 3039	\$1,425,000	14/11/2025

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

28/01/2026 09:55



**Property Type:** House

**Agent Comments**

Modern family home, close to amenities.

**Indicative Selling Price**

\$1,400,000 - \$1,480,000

**Median House Price**

December quarter 2025: \$1,871,000

## Comparable Properties



**1/7 Overman Ct ESSENDON 3040 (REI)**



**Price:** \$1,520,000

**Method:** Private Sale

**Date:** 19/12/2025

**Property Type:** House

**Agent Comments**

Both properties are close to local amenities, sharing a modern style facade. Superior as the property offers an additional bedroom space. Inferior as multiple properties on site.



**48a Vine St MOONEE PONDS 3039 (REI)**



**Price:** \$1,515,000

**Method:** Auction Sale

**Date:** 18/12/2025

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 236 sqm approx

**Agent Comments**

Both properties share the same accommodation. Superior as newer build. Inferior land content size is smaller.



**6 Evans St MOONEE PONDS 3039 (REI)**



**Price:** \$1,425,000

**Method:** Sold Before Auction

**Date:** 14/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 255 sqm approx

**Agent Comments**

Both properties have a similar style exterior finish. Superior as the property offers additional bedroom and bathroom zone. Inferior as smaller land content, and slightly further away from local amenities.

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