

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

38 Braemar Street, Essendon Vic 3040

Indicative selling price

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

Range between \$3,500,000 & \$3,850,000

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	30 Raleigh St ESSENDON 3040	\$3,220,000	31/12/2025
2	37 Mccarron Pde ESSENDON 3040	\$4,315,000	08/11/2025
3	51 Richardson St ESSENDON 3040	\$3,600,000	15/09/2025

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:

02/02/2026 13:59

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Indicative Selling Price

\$3,500,000 - \$3,850,000

Median House Price

December quarter 2025: \$1,871,000



5 4 4

Property Type: House

Land Size: 969m2 sqm approx

Agent Comments

Comparable Properties



30 Raleigh St ESSENDON 3040 (REI)

4 2 8

Price: \$3,220,000

Method: Private Sale

Date: 31/12/2025

Property Type: House

Land Size: 708 sqm approx

Agent Comments

Both properties are located in a superior part of Essendon, and have brick faade(s). This property has more off street parking opportunities and more updated internally. Inferior as smaller land content and lacks additional bedroom space.



37 Mccarron Pde ESSENDON 3040 (REI/VG)

4 2 4

Price: \$4,315,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 669 sqm approx

Agent Comments

Both properties have a brick faade, which is favoured by most. Superior internally throughout. Inferior as smaller land content.



51 Richardson St ESSENDON 3040 (REI/VG)

4 2 7

Price: \$3,600,000

Method: Private Sale

Date: 15/09/2025

Property Type: House (Res)

Land Size: 927 sqm approx

Agent Comments

Both properties are nearby to local amenities. Superior as the property has a more update to date/modern feel throughout. Inferior as lacks an additional bedroom space. Similar land content, though this property's land is smaller.

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