

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 22 Gilbertson Street, Essendon Vic 3040

Indicative selling price

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

Range between \$3,250,000 & \$3,575,000

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	41 Mccarron Pde ESSENDON 3040	\$3,300,000	18/10/2025
2	70 Roberts St ESSENDON 3040	\$3,350,000	25/10/2025
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: 24/02/2026 15:04



 4  2  6

Property Type: House
Land Size: 699 sqm approx
Agent Comments

Indicative Selling Price
\$3,250,000 - \$3,575,000
Median House Price
December quarter 2025: \$1,871,000

Comparable Properties



41 Mccarron Pde ESSENDON 3040 (REI/VG)

Agent Comments

 6  4  3

Price: \$3,300,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 724 sqm approx



70 Roberts St ESSENDON 3040 (REI/VG)

Agent Comments

 4  2  4

Price: \$3,350,000
Method: Private Sale
Date: 25/10/2025
Property Type: House
Land Size: 805 sqm approx



51 Richardson St ESSENDON 3040 (REI/VG)

Agent Comments

 4  2  7

Price: \$3,600,000
Method: Private Sale
Date: 15/09/2025
Property Type: House (Res)
Land Size: 927 sqm approx

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