

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

1/33 Grice Crescent, Essendon Vic 3040

Indicative selling price

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

Range between

\$700,000

&

\$770,000

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	2/128 Deakin St ESSENDON 3040	\$800,000	06/12/2025
2	5/972 Mt Alexander Rd ESSENDON 3040	\$740,000	12/12/2025
3	3/25 Grice Cr ESSENDON 3040	\$846,000	27/11/2025

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:

26/02/2026 10:27

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2 1 2

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
December quarter 2025: \$575,500

Comparable Properties

2/128 Deakin St ESSENDON 3040 (REI)

Agent Comments

2 2 2

Price: \$800,000
Method:
Date: 06/12/2025
Property Type: House



5/972 Mt Alexander Rd ESSENDON 3040 (VG)

Agent Comments

2 - -

Price: \$740,000
Method: Sale
Date: 12/12/2025
Property Type: Flat/Unit/Apartment (Res)



3/25 Grice Cr ESSENDON 3040 (REI)

Agent Comments

2 1 2

Price: \$846,000
Method: Private Sale
Date: 27/11/2025
Property Type: Villa
Land Size: 215 sqm approx