

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

2 Pearl Street, Essendon West Vic 3040

Indicative selling price

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

Range between \$2,550,000 & \$2,750,000

Median sale price

Median price \$1,610,000 Property Type House Suburb Essendon West

Period - From 01/10/2024 to 30/09/2025 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 | 129 Bradshaw St ESSENDON 3040 | \$2,110,000 | 08/11/2025 |
| 2 | 1a Caroline St ABERFELDIE 3040 | \$2,270,000 | 22/07/2025 |
| 3 | 34a Beatrice Av ABERFELDIE 3040 | \$2,420,000 | 04/06/2025 |

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:

13/11/2025 11:06



Property Type: House
Land Size: 373m2 sqm approx

Agent Comments

Brand new dual occupancy. 3 level with lift 49sqm internal space including garage.

Indicative Selling Price

\$2,550,000 - \$2,750,000

Median House Price

Year ending September 2025: \$1,610,000

Comparable Properties



129 Bradshaw St ESSENDON 3040 (REI)



Price: \$2,110,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)

Agent Comments

Both properties host the same accommodation, superior finishes and are set over three levels. Inferior as the property does not have lift access and is on slightly smaller land. Superior location as closer to amenities.



1a Caroline St ABERFELDIE 3040 (REI/VG)



Price: \$2,270,000
Method: Private Sale
Date: 22/07/2025
Property Type: House
Land Size: 368 sqm approx

Agent Comments

Both properties share the same accommodation and have similar internal finishes. Both side by side. Inferior as land content is smaller.



34a Beatrice Av ABERFELDIE 3040 (REI/VG)



Price: \$2,420,000
Method: Private Sale
Date: 04/06/2025
Property Type: House
Land Size: 401 sqm approx

Agent Comments

Both properties host the same accommodation, dual occupancy and are in close proximity. Superior as larger land content. Inferior as smaller internally with no lift access.

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