

# 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

1B Ogilvie 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 \$900,000 & \$960,000

### 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	8/2 Scott St ESSENDON 3040	\$940,000	15/12/2025
2	24b Diamond St NIDDRIE 3042	\$901,250	21/10/2025
3	2/149-151 Roberts St ESSENDON 3040	\$950,000	20/10/2025

**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 10:48



 3    2    1

**Property Type:** Townhouse (Res)

**Land Size:** 172 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$960,000

**Median Unit Price**

December quarter 2025: \$575,500

## Comparable Properties

**8/2 Scott St ESSENDON 3040 (VG)**

Agent Comments

 3    -    -

**Price:** \$940,000

**Method:** Sale

**Date:** 15/12/2025

**Property Type:** Flat/Unit/Apartment (Res)



**24b Diamond St NIDDRIE 3042 (REI/VG)**

Agent Comments

 3    2    1

**Price:** \$901,250

**Method:** Private Sale

**Date:** 21/10/2025

**Property Type:** Townhouse (Res)



**2/149-151 Roberts St ESSENDON 3040 (REI)**

Agent Comments

 3    2    1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 20/10/2025

**Property Type:** Townhouse (Single)

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