

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 69a Price Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	24a Sapphire St NIDDRIE 3042	\$1,250,000	25/11/2025
2	68 Hoffmans Rd ESSENDON 3040	\$1,210,000	08/11/2025
3	5a Dublin Av STRATHMORE 3041	\$1,215,000	04/10/2025

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: 17/02/2026 14:01



Rooms: 5
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2025: \$1,871,000

Comparable Properties



24a Sapphire St NIDDRIE 3042 (REI)

Agent Comments



Price: \$1,250,000
Method: Sold Before Auction
Date: 25/11/2025
Property Type: Townhouse (Res)
Land Size: 247 sqm approx



68 Hoffmans Rd ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$1,210,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 277 sqm approx



5a Dublin Av STRATHMORE 3041 (REI/VG)

Agent Comments



Price: \$1,215,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 302 sqm approx

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