

# 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

2/5 Donald Avenue, 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

\$650,000

&

\$715,000

### 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	8/2a Cameron Rd ESSENDON 3040	\$683,000	07/02/2026
2	1B Perrett St BRUNSWICK WEST 3055	\$766,000	28/01/2026
3	9/6 Winifred St ESSENDON 3040	\$640,000	23/01/2026

**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:

18/02/2026 17:39

Christian Lonzi  
8378 0500  
0403 344 279

christianlonzi@jellisrcraig.com.au

**Indicative Selling Price**

\$650,000 - \$715,000

**Median Unit Price**

December quarter 2025: \$575,500



**Property Type:** Townhouse

Agent Comments

Double story town house

## Comparable Properties



**8/2a Cameron Rd ESSENDON 3040 (REI)**



**Price:** \$683,000

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** Townhouse (Res)

**Land Size:** 127 sqm approx

Agent Comments

Both properties share a similar internal finish, located within close proximity. Superior as the property offers an additional bedroom space. Inferior as lacks courtyard space.



**1B Perrett St BRUNSWICK WEST 3055 (REI)**



**Price:** \$766,000

**Method:** Private Sale

**Date:** 28/01/2026

**Property Type:** Townhouse (Single)

Agent Comments

Both properties share the same bathroom and bedroom space(s). Slightly larger courtyard space. Inferior as further from local amenities.



**9/6 Winifred St ESSENDON 3040 (REI)**



**Price:** \$640,000

**Method:** Private Sale

**Date:** 23/01/2026

**Property Type:** Townhouse (Res)

Agent Comments

Superior location. Inferior as most may not favour tri level.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555