

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 5 Hesleden Street, Essendon Vic 3040

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

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	4 Glen St ESSENDON 3040	\$1,988,000	28/02/2026
2	165 Buckley St ESSENDON 3040	\$2,180,000	21/02/2026
3	77 Napier Cr ESSENDON 3040	\$2,000,000	05/02/2026

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: 02/03/2026 10:22

Christian Lonzi
8378 0500
0403 344 279

christianlonzi@jellisrcraig.com.au

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

December quarter 2025: \$1,871,000



4 2 2

Property Type: House

Land Size: 769 sqm approx

Agent Comments

Home with heart

Comparable Properties



4 Glen St ESSENDON 3040 (REI)

3 1 2

Price: \$1,988,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Agent Comments

Both properties showcase a great position, close to local amenities, with a similar internal feel. Inferior as lacks an additional bedroom space.



165 Buckley St ESSENDON 3040 (REI)

4 2 2

Price: \$2,180,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 508 sqm approx

Agent Comments

Superior as property offers a brick facade, which is favourable for most. Both properties offer the same accommodation. Inferior land content.



77 Napier Cr ESSENDON 3040 (REI)

4 2 3

Price: \$2,000,000

Method: Sold Before Auction

Date: 05/02/2026

Property Type: House (Res)

Land Size: 432 sqm approx

Agent Comments

Both properties offer the same accommodation. Showcase a similar weather board exterior and are in good locations. Inferior as smaller land content.

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