

# 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

53 Deakin 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 \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$1,752,500

Property Type House

Suburb Essendon

Period - From 01/04/2024

to 31/03/2025

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	36 Daisy St ESSENDON 3040	\$1,765,000	22/03/2025
2	15 Mary St ESSENDON 3040	\$1,700,000	05/03/2025
3	73 Waverley St MOONEE PONDS 3039	\$1,750,000	22/02/2025

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:

06/06/2025 16:12



3   2   2

**Property Type:** House

**Agent Comments**

Home on large allotment of land.

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

Year ending March 2025: \$1,752,500

## Comparable Properties



**36 Daisy St ESSENDON 3040 (REI)**

4   2   2

**Price:** \$1,765,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** House (Res)

**Land Size:** 529 sqm approx

**Agent Comments**

Same location, similar accommodation and land size



**15 Mary St ESSENDON 3040 (REI)**

4   2   2

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 05/03/2025

**Property Type:** House

**Agent Comments**

More accommodation, smaller landsize, similar location but in better condition



**73 Waverley St MOONEE PONDS 3039 (REI/VG)**

4   2   1

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** House (Res)

**Land Size:** 663 sqm approx

**Agent Comments**

More accommodation, smaller land size but in better condition