Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7 Roberts Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$2,080,000								
Median sale price									
Median price	\$1,635,000	Pro	Property Type House			Suburb	Essendon		
Period - From	01/01/2025	to	31/03/2025		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	47 Nimmo St ESSENDON 3040	\$1,971,000	19/06/2025
2	18 Glen St ESSENDON 3040	\$1,971,000	13/06/2025
3	28 Ballater St ESSENDON 3040	\$1,980,000	10/02/2025

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:

30/06/2025 09:59









Property Type: House Land Size: 562 sqm approx Agent Comments Anthony Monteleone 9387 5888 0408 081 000 anthonymonteleone@jelliscraig.com.au

> Indicative Selling Price \$2,080,000 Median House Price March quarter 2025: \$1,635,000

Comparable Properties

47 Nimmo St ESSENDON 3040 (REI) 4 2 2 2 Price: \$1,971,000 Method: Sold Before Auction Date: 19/06/2025 Property Type: House (Res) Land Size: 572 sqm approx	Agent Comments Similar size land in close proximity.
18 Glen St ESSENDON 3040 (REI) 18 Glen St ESSENDON 3040 (REI) 19 Glen St ESSENDON 3040 (REI) 10 Glen St EssenDon 3040 (REI)	Agent Comments Similar land size.
28 Ballater St ESSENDON 3040 (REI/VG) 3 1 2 Price: \$1,980,000 Method: Private Sale Date: 10/02/2025 Property Type: House Land Size: 738 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9387 5888



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