

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

7 Roberts Street, Essendon Vic 3040

Indicative selling price

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

Single price

\$2,080,000

Median sale price

Median price

\$1,635,000

Property Type

House

Suburb

Essendon

Period - From

01/01/2025

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	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

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Indicative Selling Price

\$2,080,000

Median House Price

March quarter 2025: \$1,635,000



3 2 4

Property Type: House

Land Size: 562 sqm approx

Agent Comments

Comparable Properties



47 Nimmo St ESSENDON 3040 (REI)

4 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)

4 2 3

Price: \$1,971,000

Method: Private Sale

Date: 13/06/2025

Property Type: House

Land Size: 564 sqm approx

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