

# 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

35 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 \$2,700,000 & \$2,950,000

### Median sale price

Median price \$1,700,000 Property Type House Suburb Essendon

Period - From 01/04/2025 to 30/06/2025 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	22 Emerald St ESSENDON WEST 3040	\$2,735,000	04/06/2025
2	42 King St ESSENDON 3040	\$3,225,000	29/04/2025
3	10a Graves St ESSENDON 3040	\$2,765,000	27/03/2025

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:

15/07/2025 08:32

Dylan Francis  
0421 023 832  
dylan@whitefoxrealestate.com.au



 4  3  3

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,700,000 - \$2,950,000

**Median House Price**

June quarter 2025: \$1,700,000

## Comparable Properties



**22 Emerald St ESSENDON WEST 3040 (REI)**

Agent Comments

 4  4  3

**Price:** \$2,735,000

**Method:** Private Sale

**Date:** 04/06/2025

**Property Type:** House



**42 King St ESSENDON 3040 (REI/VG)**

Agent Comments

 4  3  3

**Price:** \$3,225,000

**Method:** Sold Before Auction

**Date:** 29/04/2025

**Property Type:** House (Res)

**Land Size:** 435 sqm approx

**10a Graves St ESSENDON 3040 (VG)**

Agent Comments

 5  -  -

**Price:** \$2,765,000

**Method:** Sale

**Date:** 27/03/2025

**Property Type:** House (Res)

**Land Size:** 429 sqm approx

Account - Whitefox Real Estate | P: 96459699



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