

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

4 ALFRED ROAD ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,950,000

&

\$2,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,810,000

Property type

House

Suburb

Essendon

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

64 GLASS STREET ESSENDON VIC 3040

\$2,150,000

13-Mar-26

68 GLASS STREET ESSENDON VIC 3040

\$2,070,000

13-Mar-26

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 6 months.

This Statement of Information was prepared on: 25 June 2026



64 GLASS STREET ESSENDON VIC 3040

Sold Price

\$2,150,000

Sold Date

13-Mar-26



4



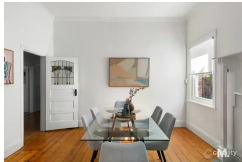
2



1

Distance

0.46km



68 GLASS STREET ESSENDON VIC 3040

Sold Price

\$2,070,000

Sold Date

13-Mar-26



4



3



2

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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