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: 3/20 Fitzgerald Road, Essendon Vic 3040

Indicative selling price

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

Range between: $290,000 & $315,000

Median sale price

Median price: $540,000 Property Type: Unit Suburb: Essendon

Period - From: 28/09/2025 to: 27/09/2026 Source: Property Data

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	2/20 Fitzgerald Rd ESSENDON 3040	$295,000	24/04/2026
2	1/15 Shaftesbury St ESSENDON 3040	$315,000	20/08/2026
3	4/29 Raleigh St ESSENDON 3040	$316,000	07/08/2026

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: 28/09/2026 08:37

3/20 Fitzgerald Road, Essendon Vic 3040

JellisCraig

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$290,000 - $315,000
Median Unit Price
28/09/2025 - 27/09/2026: $540,000

Comparable Properties

2/20 Fitzgerald Rd ESSENDON 3040 (REI)

1 1 1

Price: $295,000
Method:
Date: 24/04/2026
Property Type: Apartment

Agent Comments

Next door, Mirror image floorplan would be pretty much identical. Had not been freshly painted like #3



1/15 Shaftesbury St ESSENDON 3040 (REI)

1 1 1

Price: $315,000
Method: Sold Before Auction
Date: 20/08/2026
Property Type: Unit

Agent Comments

Older style block also, looks similar. sold off-market so hard to tell internal condition



4/29 Raleigh St ESSENDON 3040 (REI)

1 1 1

Price: $316,000
Method: Sold Before Auction
Date: 07/08/2026
Property Type: Unit

Agent Comments

Similar apartment, more modern inside (Kitchen and bathroom)

REIV THE DIFFERENCE

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