Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	42a Price Street, Essendon Vic 3040
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,690,000

Median sale price

Median price \$1,680,00	00 Pr	operty Type	louse	;	Suburb	Essendon
Period - From 01/07/20	24 to	30/06/2025	So	urce	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

1	5 Keam St ESSENDON NORTH 3041	\$1,630,000	02/07/2025
2	131 Deakin St ESSENDON 3040	\$1,541,000	02/07/2025
3	2a Graves St ESSENDON 3040	\$1,660,000	21/06/2025

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:	12/07/2025 14:18



Date of sale







Property Type: House Agent Comments

Indicative Selling Price \$1,690,000 Median House Price Year ending June 2025: \$1,680,000

Comparable Properties



5 Keam St ESSENDON NORTH 3041 (REI)

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Price: \$1,630,000 **Method:** Private Sale **Date:** 02/07/2025

Property Type: House

Agent Comments



131 Deakin St ESSENDON 3040 (REI)

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Price: \$1,541,000 **Method:** Private Sale **Date:** 02/07/2025

Property Type: Townhouse (Single)

Agent Comments



2a Graves St ESSENDON 3040 (REI)

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1

Date: 21/06/2025

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Price: \$1,660,000 Method: Auction Sale

Property Type: Townhouse (Res)

Agent Comments

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





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