

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

4/39 King Street, Essendon Vic 3040

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$807,000 Property Type Townhouse Suburb Essendon

Period - From 08/07/2024 to 07/07/2025 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	4/2 Oshannassy St ESSENDON NORTH 3041	\$625,000	02/04/2025
2	2/18 Schofield St ESSENDON 3040	\$630,000	08/03/2025
3	2/35 Warner St ESSENDON 3040	\$640,000	15/02/2025

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:

08/07/2025 13:55

4/39 King Street, Essendon Vic 3040

**Jellis
Craig**

Zach Sianos

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Indicative Selling Price

\$630,000 - \$660,000

Median Townhouse Price

08/07/2024 - 07/07/2025: \$807,000



2 1 1

Property Type: Townhouse (Res)

Agent Comments

2 bedroom, 1 bathroom home.

Comparable Properties



4/2 Oshannassy St ESSENDON NORTH 3041 (REI/VG)

2 1 1

Price: \$625,000

Method: Sold Before Auction

Date: 02/04/2025

Property Type: Unit

Agent Comments

Comparable location, similar accommodation, similar interior, similar parking.



2/18 Schofield St ESSENDON 3040 (REI/VG)

2 1 1

Price: \$630,000

Method: Sold Before Auction

Date: 08/03/2025

Property Type: Unit

Agent Comments

Comparable location, similar accommodation, similar interior, similar parking.



2/35 Warner St ESSENDON 3040 (REI/VG)

2 1 1

Price: \$640,000

Method: Private Sale

Date: 15/02/2025

Property Type: Unit

Agent Comments

Comparable location, similar accommodation, similar interior, similar parking.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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