

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

1/1 Queen Street, Essendon Vic 3040

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$803,500

Property Type Townhouse

Suburb Essendon

Period - From 14/07/2024

to

13/07/2025

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	4/20 Glass St ESSENDON 3040	\$800,000	23/05/2025
2	49 Albion St ESSENDON 3040	\$945,000	12/04/2025
3			

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:

14/07/2025 11:40



3 2 2

Property Type: Townhouse

Agent Comments

Reverse Living Townhouse Street Frontage 3 Bedroom 2 Bathroom Single Car and Garage Off Street Parking

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

14/07/2024 - 13/07/2025: \$803,500

Comparable Properties

4/20 Glass St ESSENDON 3040 (REI)

Agent Comments

3 2 1

Price: \$800,000

Method:

Date: 23/05/2025

Property Type: Townhouse (Single)

49 Albion St ESSENDON 3040 (REI)

Agent Comments

3 2 1

Price: \$945,000

Method:

Date: 12/04/2025

Property Type: Townhouse (Single)

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.