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<br>Including suburb and postcode | 29 Price Street, Essendon Vic 3040 |

## Indicative selling price

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

Range between $2,150,000 & $2,350,000

## Median sale price

Median price $1,700,000 Property Type House Suburb Essendon

Period - From 01/04/2025 to 30/06/2025 Source 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 | Price | Date of sale |
|---|---|---|---|
| 1 | 28 Scott St ESSENDON 3040 | $2,300,000 | 30/08/2025 |
| 2 | 17 William St ESSENDON 3040 | $2,180,000 | 19/07/2025 |
| 3 | 27 Spencer St ESSENDON 3040 | $2,250,000 | 14/06/2025 |

**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: 15/09/2025 12:35

# 29 Price Street, Essendon Vic 3040

JellisCraig

Tom Donnelley
9379 2000
0468 437 258
tomdonnelley@jelliscraig.com.au



4 3 3

**Rooms:** 9
**Property Type:** House (Res)
**Land Size:** 855 sqm approx

Agent Comments

Updated 4 bedroom house

**Indicative Selling Price**
$2,150,000 - $2,350,000
**Median House Price**
June quarter 2025: $1,700,000

## Comparable Properties



**28 Scott St ESSENDON 3040 (REI)**

4 2 4

**Price:** $2,300,000
**Method:** Auction Sale
**Date:** 30/08/2025
**Property Type:** House (Res)
**Land Size:** 736 sqm approx

Agent Comments

offering comparable accommodation



**17 William St ESSENDON 3040 (REI)**

5 3 4

**Price:** $2,180,000
**Method:** Auction Sale
**Date:** 19/07/2025
**Property Type:** House (Res)

Agent Comments

offering comparable accommodation



**27 Spencer St ESSENDON 3040 (REI)**

4 2 4

**Price:** $2,250,000
**Method:** Auction Sale
**Date:** 14/06/2025
**Property Type:** House (Res)
**Land Size:** 645 sqm approx

Agent Comments

offering comparable accommodation



REIV THE DIFFERENCE

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