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	5 CRISP STREET ESSENDON VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$2,875,000	&	$3,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,700,000	Property type	House	Suburb	Essendon
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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 6 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
6 CURTIS STREET ESSENDON VIC 3040	$3,250,000	03-Apr-25
61 SPENCER STREET ESSENDON VIC 3040	$3,400,000	16-Feb-25
35 TWEEDSIDE STREET ESSENDON VIC 3040	$3,195,000	29-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 05 August 2025

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6 CURTIS STREET ESSENDON VIC 3040

2 3 2

Sold Price **$3,250,000** Sold Date **03-Apr-25**

Distance **0.78km**



61 SPENCER STREET ESSENDON VIC 3040

4 2 2

Sold Price **$3,400,000** Sold Date **16-Feb-25**

Distance **1.2km**



35 TWEEDSIDE STREET ESSENDON VIC 3040

5 2 2

Sold Price RS **$3,195,000** Sold Date **29-Mar-25**

Distance **1.46km**

RS = Recent sale **UN** = Undisclosed Sale

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